

1 Westcliffe Gardens,
Dinas Powys,
The Vale Of Glamorgan.
CF64 4BG

615,000



- RARE OPPORTUNITY
- MODERN DETACHED BUNGALOW
- DOUBLE GARAGE WITH WORKSHOP & STORES
- UP TO 4 BEDROOMS
- OPEN PLAN ACCOMMODATION
- CONSERVATORY
- 2 BATHROOMS
- PLEASANT GARDEN WITH SUMMER HOUSE
- ENERGY EFFICIENT PROPERTY WITH SOLAR PANELS



Ref: PRA11245

Viewing Instructions: Strictly By Appointment Only

General Description

FABULOUS DETACHED MODERN BUNGALOW WITH SOLAR PANELS, GARDEN & DETACHED DOUBLE GARAGE WITH WORKSHOP & STORES. NO CHAIN.

Accommodation

ACCOMMODATION

Just one of two properties which nestle in this quiet and little know spot known as Westcliffe Gardens.

The location sits within close proximity of the village and within a short walk of Dinas Powys Railway Station.

The property is approached via a sweeping driveway and a generous brick paviour frontage can accommodate several cars.

A porch leads to a welcoming inner hallway, with solid oak flooring and vaulted ceiling with velux window.

The hallway opens to reveal an outstanding open plan living area which combines the living room with kitchen and dining areas.

A large living area, also with oak floor, has a stylish focal fireplace together with French doors which lead to a sizeable conservatory.

The modern and spacious kitchen, with peninsula breakfast bar, has space for a dining room table and chairs.

ACCOMMODATION CONT..

The well equipped kitchen comes with cream and duck egg blue gloss units, composite work tops and a double sink unit.

Appliances include a gas hob with extractor hood over, pair of eye level ovens, an integrated fridge and freezer and an integrated dishwasher.

A pair of windows overlook the garden and sliding patio doors open onto the terrace.

A further door leads to a dedicated utility room fitted with further storage units, work surfaces, sink unit and plumbing for a washing machine and tumble dryer.

A ceramic tiled floor and recessed spot lights run throughout the whole area.

In total, there are four bedrooms, only one of which is a single and currently used as a study.

The master suite has a dressing room and en-suite bathroom with shower, WC and wash hand basin.

The family bathroom, also fully tiled, has a 'P' shaped bath with shower over, WC and wash hand basin. It is also cleverly designed to act as an en-suite for bedroom 2 if desired.

ACCOMMODATION CONT..

The private garden is fully enclosed.

Landscaping includes paved and decked terraces together with water a feature.

The garden also accommodates an insulated summer house which until recently was used as a workshop.

A generous side return with brick paviour pathway and planted beds links to the garage and driveway.

GARAGE.

The detached double garage has an electric door and adjoining workshop / store.

The above also offers extensive storage in the loft space, accessible via a pair of drop down ladders and winch.

Areas are as follows:

- o Garage: 5.40m x 5.00m
- o Workshop: 5.40m x 3.15m
- o Attic Stores: 4.40m x 8.30m

ROOM DIMENSIONS.

Dimensions can be found on the attached floor plans.

Services

Mains electricity, mains water, mains drainage, mains gas.

EPC Rating:83

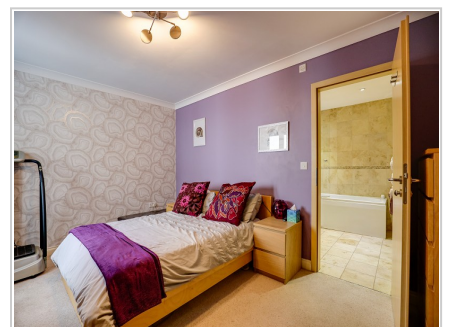
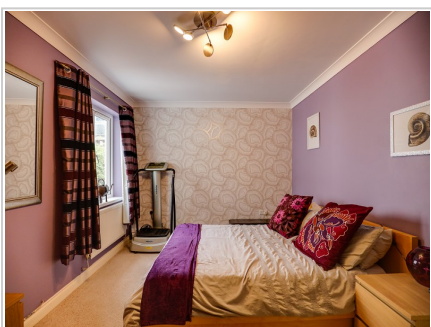
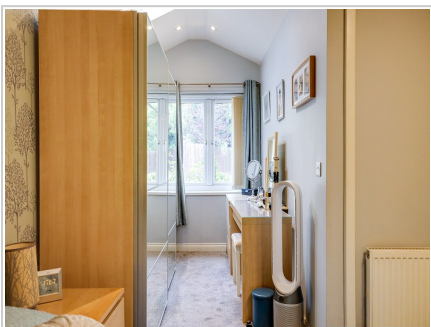
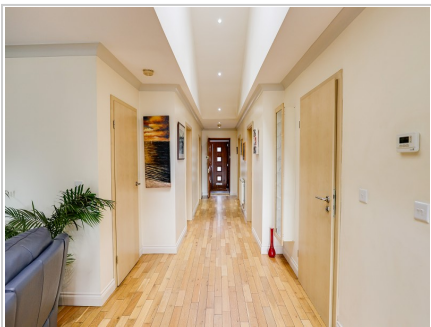
Tenure

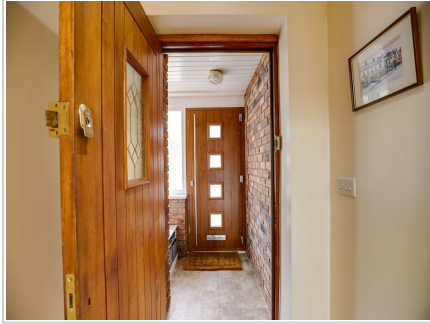
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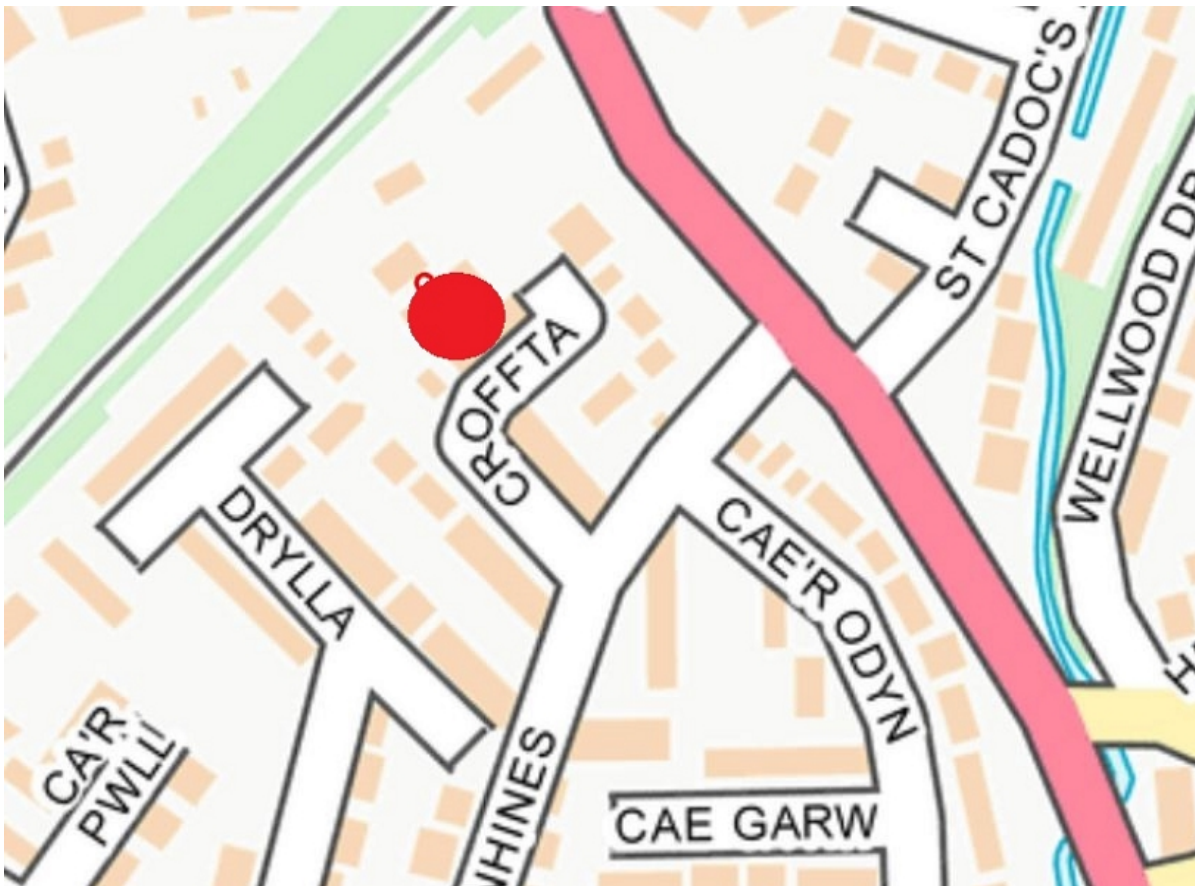
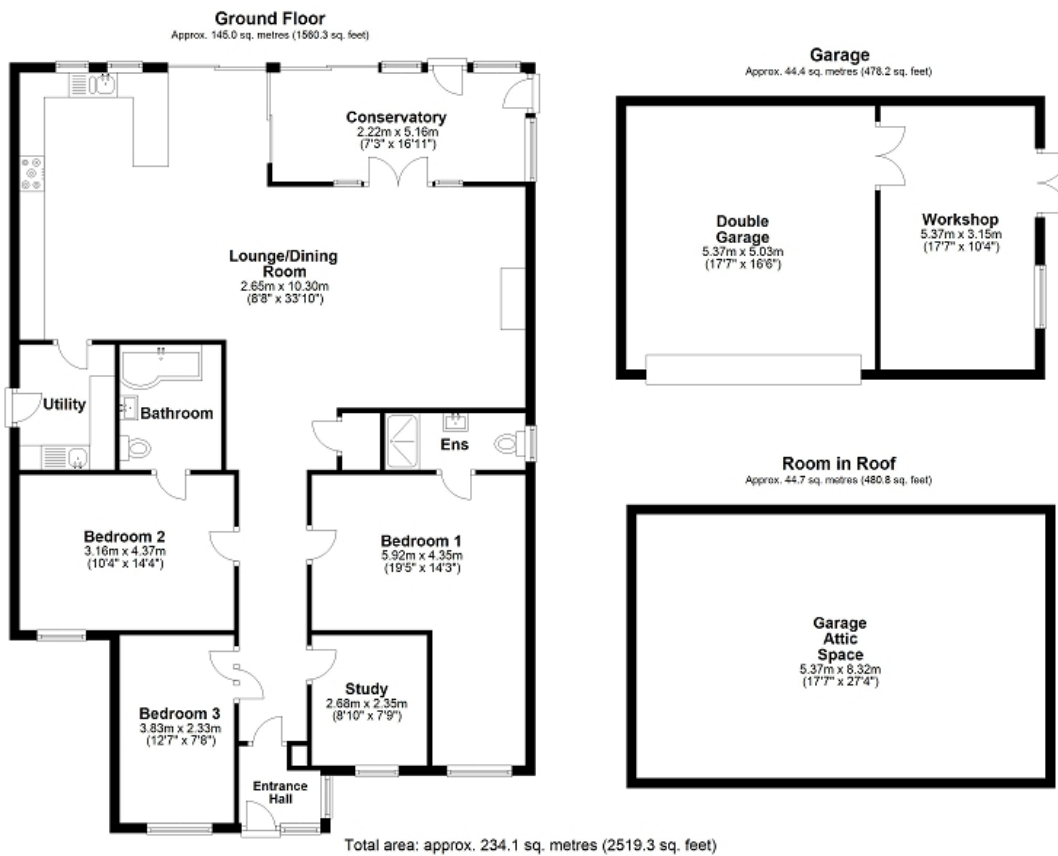
Council Tax

Band E









All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.