Burnett davies with Easton

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17 High Street
Barry
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21 Penlline Road
Whitchurch
CF14 2AA

Email: info@bdeaston.com
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7 Chantry Rise,
Penarth,
The Vale Of Glamorgan.
CF64 5RS

450,000

- Detached bungalow
- Dormer extension
- Adjoining Glamorganshire Golf Club
- Detached garage
- Driveway
- Garden with sunny westerly aspect
- Huge potential
- Up to 4 bedrooms
- Pleasant views across the golf course

Ref: PRA11251

Viewing Instructions: Strictly By Appointment Only

General Description

Detached bungalow with dormer extension, driveway & garage overlooking Glamorganshire Golf Club. Huge potential and requires upgrading. NO CHAIN.

Accommodation

ACCOMMODATION

The detached bungalow with dormer extension comprises the following areas:

GROUND FLOOR
0 Porch & Hallway
0 Living room
0 Kitchen
0 Bedroom 1
0 Bedroom 2
0 Bedroom 3 (or possible 2nd reception)
0 Bathroom

FIRST FLOOR
0 Landing
0 Bedroom 4
0 En-suite bathroom

DIMENSIONS

Room dimensions are as follows:

GROUND FLOOR
0 Porch & Hallway
0 Living room: 7.00m x 3.70m
0 Kitchen: 3.20m x 2.70m
0 Bedroom 1: 4.20m x 3.30m
0 Bedroom 2: 3.20m x 2.70m
0 Bedroom 3 / Reception 2: 3.60m x 3.35m
0 Bathroom

FIRST FLOOR
0 Bedroom 4: 4.65m x 4.40m
0 En-suite

OUTSIDE.

FRONT
Pleasant frontage with mature planting.
Double gates and long driveway leading to the detached garage..

REAR
Beautiful garden with sunny westerly aspect.

Mature hedgerow, with opening, allows access to the golf course.

Landscaping includes an upper sun terrace and lawn with planted beds / borders together with a lower pathway, garage and greenhouse.

Cold water tap.

ADDITIONAL COMMENTS

The bungalow has uPVC double glazing and gas fired central heating.

Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:50

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G







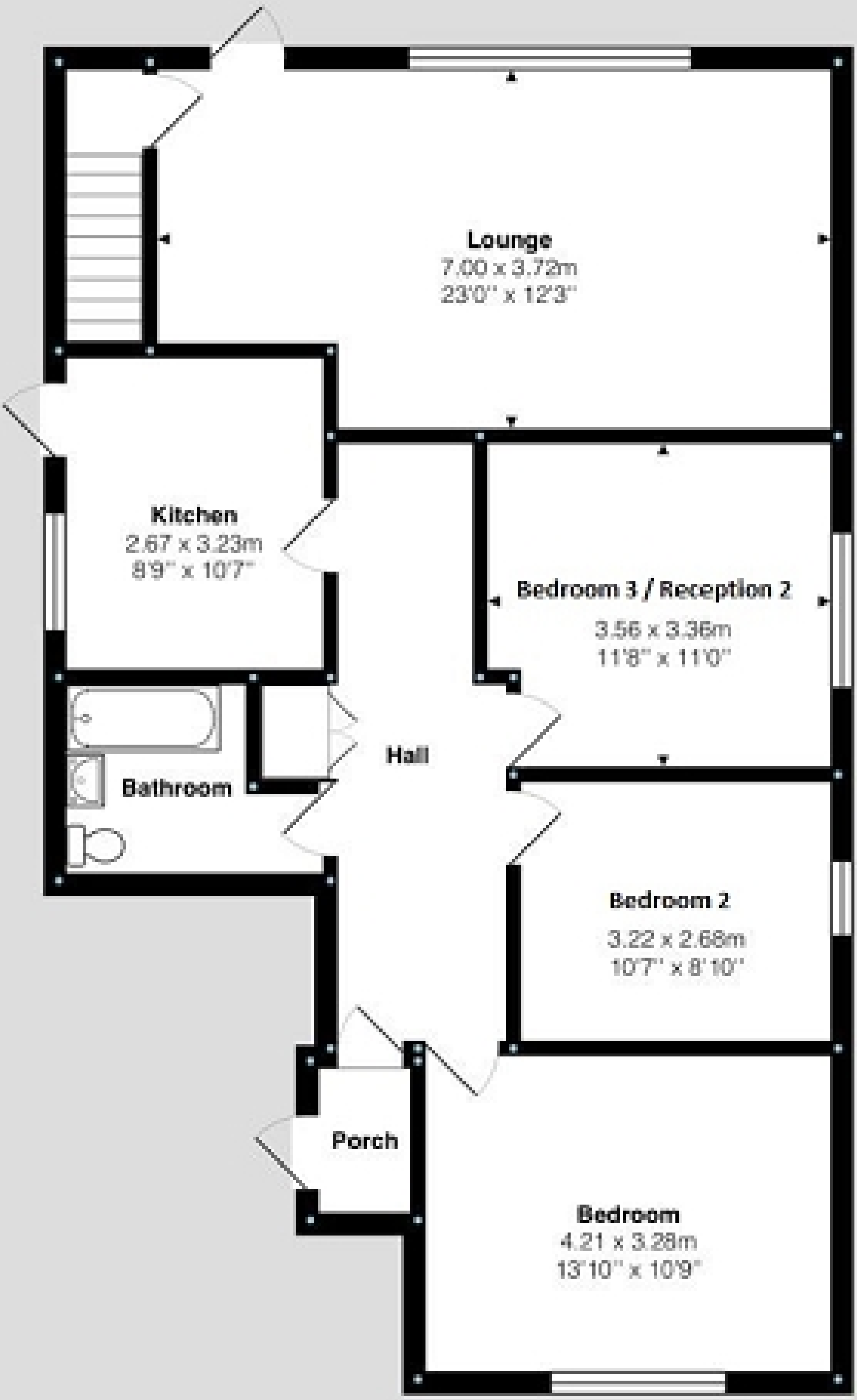




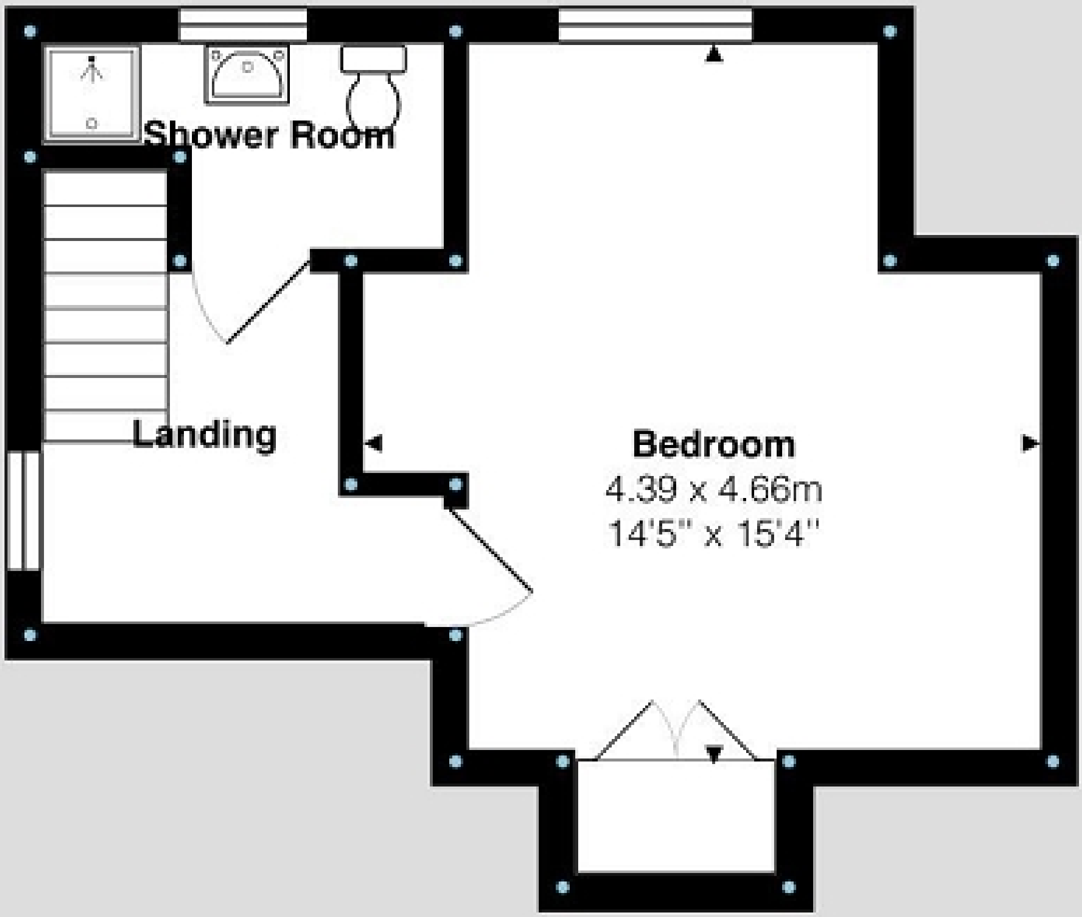






Total Area: 91.4 m² ... 984 ft²


Shower Room
Landing
Bedroom
4.39 x 4.66m
14'5" x 15'4"

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.