

12 Cardiff Road,
Dinas Powys,
Vale of Glamorgan.
CF64 4DH

255,000



- Semi-detached
- 2 reception rooms
- 3 bedrooms
- Pleasant garden
- Driveway & garage
- Expired planning for 2 storey extension
- Requires updating
- Potential to extend
- Short level walk to shops, schools & train station



Ref: PRA11252

Viewing Instructions: Strictly By Appointment Only

General Description

Semi-detached three bedroom property with driveway, garage and large garden. Well located for schools, train stations all village amenities. Requires updating. Huge potential and historic planning consent for a two storey side extension. No CHAIN.

Accommodation

Property Summary

GROUND FLOOR

A uPVC entrance door, with glazed side panels, lead to a generous, carpeted hallway with stairs rising tot he first floor and doors leading both reception rooms and the kitchen.

The front reception features a bay window and stone fireplace with gas fire.

The second reception, also with gas fire, has a window overlooking the garden.

The kitchen, with door opening onto the garden, has wall and base units on two sides, extensive work surfaces and a sink unit.

In addition to a fitted oven and gas hob, there is also space for a fridge / freezer, washing machine and tumble dryer.

There is also a storage cupboard which sits beneath the stairs.

FIRST FLOOR

The first hosts a pair of double bedrooms, the larger of which has a dual aspect, and a single bedroom.

In addition to a bathroom with bath and wash hand basin, there is a separate WC which also accommodates the wall mounted combination boiler.

Outside

FRONT

Low maintenance frontage with dwarf wall and decorative wrought iron railings.

Swing gates leading to the driveway and garage.

Gate securing the rear garden.

REAR

Patio, lawn and decked terrace.

Planted beds and borders plus low maintenance stone chipping finish in part.

Secured on all sides by timber fencing.

Cold water tap.

Garage

Detached garage with up and over door, power points, lighting and rear door leading to the garden.

Planning.

Planning was granted dated 2 January 2014 (expired 2019) for the demolition of the existing garage and the addition of a two storey extension.

The would the create the following:

- o An integral garage

- o An extension to the rear reception to create an open plan kitchen, dining & family room with French doors opening onto the garden.

- o An en-suite master bedroom with dressing area

In addition, there is a sizeable loft space which has the potential to be converted.

This precedent has been set by a number of neighbouring properties.

Dimensions.

Dimensions, both metric and imperial, can be found on the attached floor plans.

Services

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

EPC Rating:70

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E





12 Cardiff Road, Dinas Powys, CF64 4DH

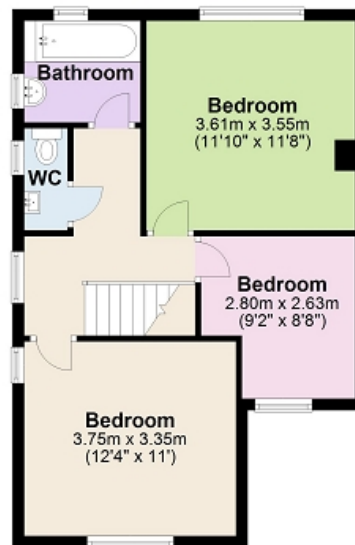
Ground Floor

Approx. 46.9 sq. metres (505.2 sq. feet)

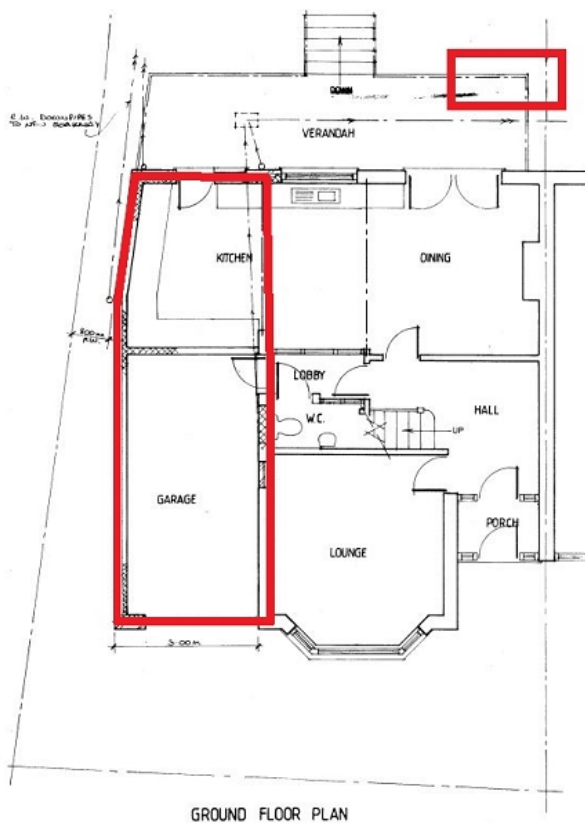


First Floor

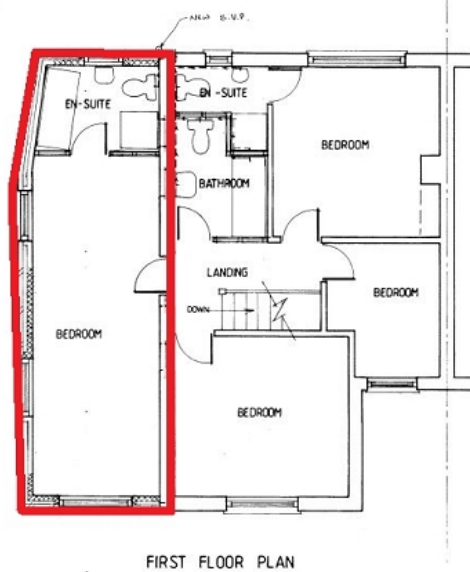
Approx. 45.8 sq. metres (492.9 sq. feet)

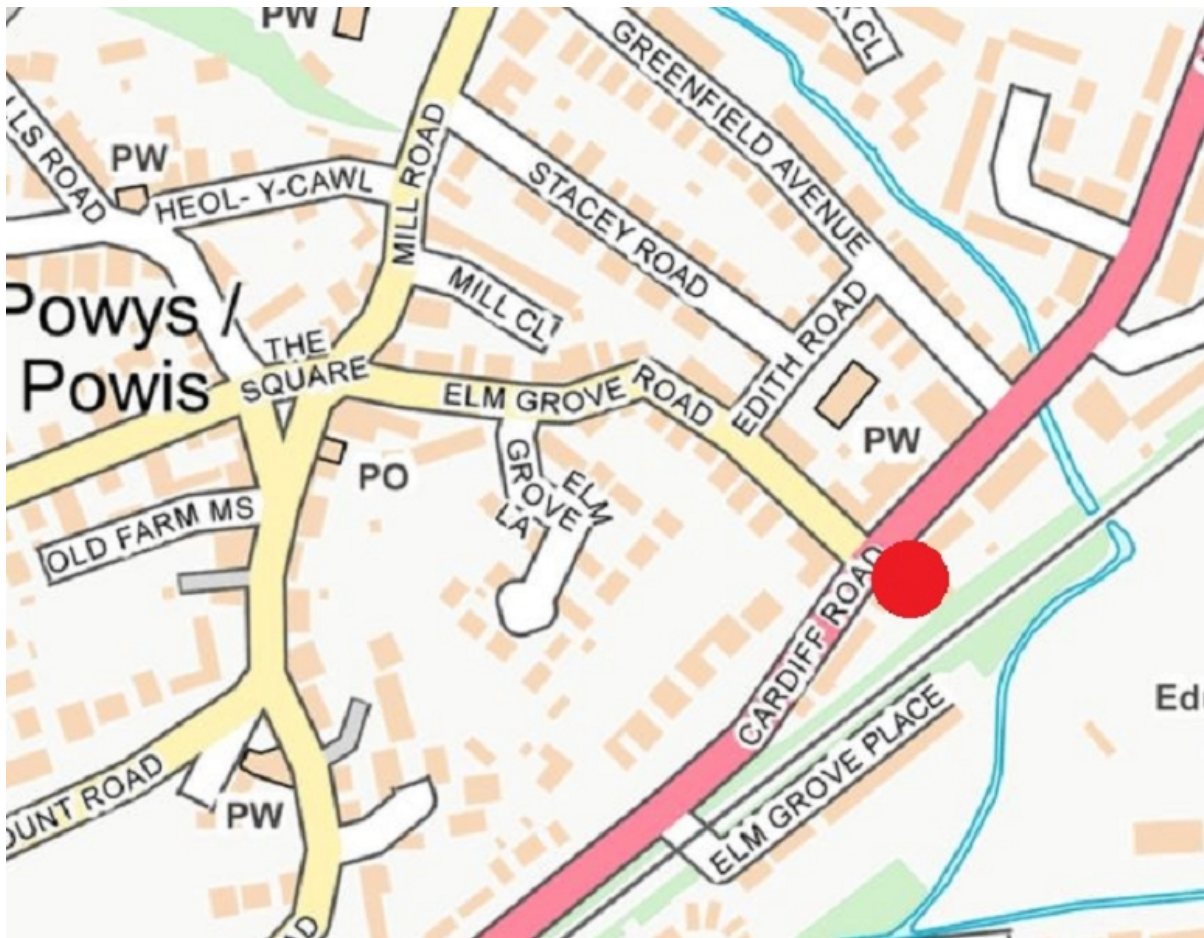


Total area: approx. 92.7 sq. metres (998.1 sq. feet)
For illustration purposes only - not to scale



Proposed Extension





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.

