

31 Drylla,
Dinas Powys,
The Vale Of Glamorgan.
CF64 4UL

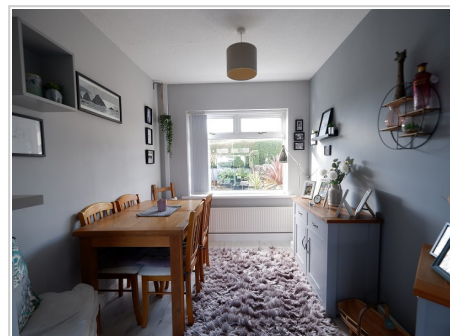
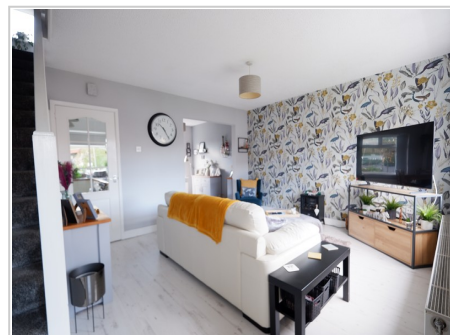
245,000



- Well presented throughout
- Porch
- Spacious living room
- Dining room
- Modern kitchen
- 2 double bedrooms
- Landscaped garden with shed & summerhouse
- Garage
- Ideal first time buy

Ref: PRA11255

Viewing Instructions: Strictly By Appointment Only



General Description

Well presented 2 bedroom property located on the popular Southra Park development. NO CHAIN.

Accommodation

Porch (6' 1" Max x 4' 1" Max) or (1.85m Max x 1.25m Max)

uPVC porch & entrance door.

Inner door leading to the living area.

Living Room (16' 5" Max x 13' 1" Max) or (5.0m Max x 4.0m Max)

Spacious area with broad front window and stairs (with enclosed storage beneath) rising to the first floor.

Opening to the dining room and door leading to the kitchen.

Wood effect floor.

Dining Room (9' 4" Max x 8' 6" Max) or (2.85m Max x 2.60m Max)

Window overlooking the garden.

Wood effect floor.

Kitchen (9' 6" Max x 7' 7" Max) or (2.90m Max x 2.30m Max)

Modern kitchen with matching wall and base units , generous work surfaces and sink unit.

Space for a cooker, washing machine, fridge and freezer.

Window overlooking the garden and door opening onto the terrace.

Slate effect floor covering.

Landing

Doors leading to both bedrooms, the bathroom and WC.

Hatch to the loft space.

Fitted carpet.

Bedroom 1 (13' 1" Max x 10' 10" Max) or (4.0m Max x 3.30m Max)

A sizeable double bedroom with generous levels of natural light.

Large built in wardrobe / airing acupboard.

Fitted carpet.

Bedroom 2 (11' 8" Max x 10' 2" Max) or (3.55m Max x 3.10m Max)

A second double bedroom with window overlooking the garden.

Run of built in wardrobes.

Laminate floor covering.

Bathroom

Panelled bath with shower over and wash hand basin.

Tiled walls.

Window with opaque glass.

Radiator.

WC

WC.

Rear facing window.

Garage

Single garage with up and over door.

Forms part of a block located to the side of the terrace.

Outside

FRONT

Low maintenance frontage with paved pathway, artificial grass lawn and hedgerow border.

REAR

Paved terraces and artificial grass lawn.

Enclosed on all sides with timber fencing and mature conifers to the rear offering privacy / screening.

Garden shed and summerhouse.

Cold water tap and lighting.

Services

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

EPC Rating:69

Tenure

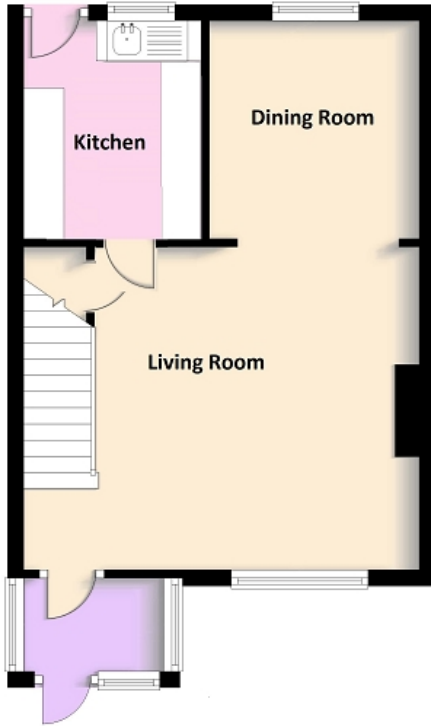
We are informed that the tenure is Freehold

Council Tax

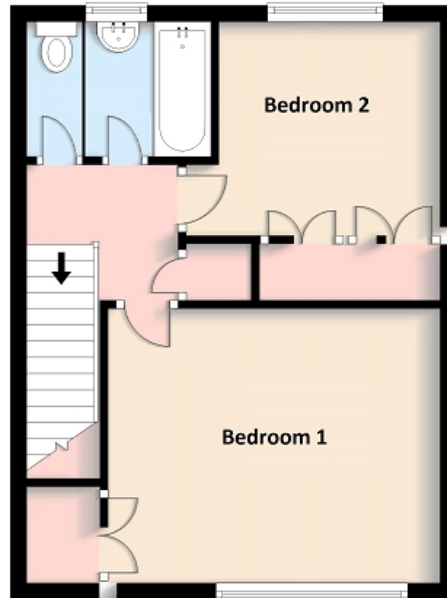
Band D



Ground Floor



First Floor



This floorplan is not to scale. It is for illustrative purposes only and accuracy is not guaranteed. Plan produced by Prominent Plans.
Plan produced using PlanUp.





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.