

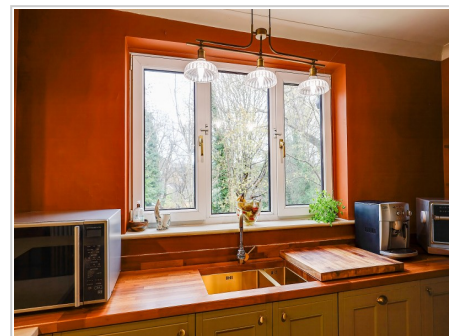
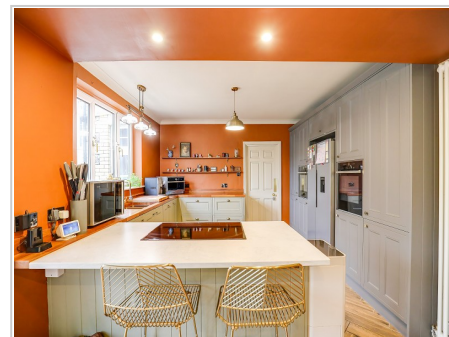
Ashleigh,
Mill Road,
Dinas Powys,
The Vale Of Glamorgan.
CF64 4BT

650,000



- Fabulous Victorian residence
- Open plan kitchen, dining & living area
- 3 further receptions & up to 4 bedrooms
- Updated bathroom & new kitchen
- Tastefully decorated throughout
- Elevated position
- Two separate driveways plus garage
- Versatile accommodation totally c.2,400 sq ft
- Enclosed garden with access to Heol Y Cawl

Ref: PRA11257



General Description

A superb Victorian residence, lying in an elevated position, on the fringe of the village square. Impressive and tastefully decorated accommodation extending to c.2,400 sq ft. Features include an outstanding, open plan, kitchen, dining & family room.

Accommodation

Location.

Ashleigh is located in the heart of the old village and sits within a stone's throw of the village square.

Dinas Powys provides a range of shops, salons, public houses plus a restaurant, coffee shop and delicatessen.

Leisure facilities include tennis, golf and bowling clubs and beautiful walks over the Common and throughout the surrounding woodland including Cwm George, Casehill Woods and the Salmon Leaps towards Michaelston Le Pit.

What's more, the village is noted for its excellent primary schools.

Dinas Powys is predominately a commuter town, being just 5 ½ miles south west of the Capital City and 9 miles south east of J 33 of the M4 Motorway.

The village has excellent transport links to the city centre with Dinas Powys railway station providing frequent services to Cardiff and the Vale of Glamorgan.

The village is served by both Cardiff and Vale of Glamorgan bus services.

Property Summary

The spacious accommodation extends to 222 sq m (2,390 sq ft) and is arranged over three levels.

Keys areas include:

- o Entrance hallway
- o Double reception room
- o Home office / Bedroom 4
- o Cloakroom / WC
- o Kitchen, dining & family room
- o Landing
- o Master bedroom
- o En-suite second bedroom
- o Family bathroom
- o Top floor third double bedroom

In addition there is a driveway, garage and deceptively large garden with a secondary access from Heol Y Cawl.

Recent improvements have been extensive and include:

- o Re-decoration with quality paints & feature wallpapers (by Little Greene Paint company and Farrow and Ball)
 - o New Wren kitchen with marble and teak work surfaces
 - o New floor coverings including carpets and ceramic tiles
 - o Restoration of the hallway period floor tiles
 - o Re-configuration and upgrading of the family bathroom
-

Porch, Hallway & Receptions

A canopy porch and hardwood entrance door lead to the inner porch and in turn, the hallway which retains many period features including the six panel doors, cornicing and spindle staircase with carved newel post.

The principle, double reception room, is tastefully decorated and boasts a broad, box bay window, radiators with decorative covers and again, a very generous floor to ceiling height.

The room also features an elegant fireplace with polished slate hearth, picture rails and cornicing.

A door and short flight of stairs rise to a second reception room with dual aspect and painted exposed stonework wall in part.

A door to the rear leads to an adjoining cloakroom with WC and wash hand basin.

The second reception could have several uses such as a snug, home office or 4th bedroom.

Kitchen / Diner / Family Room

Outstanding family space which extends to over 11m (33ft) in length.

A ceramic, herringbone style, wood effect floor runs throughout the kitchen and dining area. The informal living pace is carpeted.

A new Wren kitchen boasts an array of features.

These include extensive storage & larder units and a combination of marble & teak work surfaces, with double 'undermount' sink unit (incorporating waste disposal), which extend to form a breakfast bar.

The kitchen also has a pair of eye level 'Neff' ovens, featuring slide & hide doors, sitting either side of an American fridge / freezer.

Further appliances include an induction hob, integrated dishwasher and Sweepovac 'Big Kick' under counter vacuum (plug in a hose for normal vacuuming or use the Kick Pan to get rid of floor sweepings).

The spacious informal living area has a run of windows and further set of French doors, which open onto the terrace and allow generous levels of natural light.

Landing, Bedrooms and Bathrooms.

The first floor offers two generously proportioned double bedrooms and a family bathroom, all located off a spacious and bright landing.

The master features another broad box bay window with pleasant aspect and run of fitted wardrobes.

The second bedroom, again a sizeable double, benefits from an en-suite WC and wash hand basin.

The bedroom also allows access to a spacious attic (storage) space.

The third bedroom can be found at second floor level and is accessed via a well lit staircase with vaulted ceiling and Velux window.

The bedroom incorporates Velux windows (all with elevated views), a dressing room, recessed down lights and additional storage space within the eaves.

The family bathroom is well proportioned and has recently been updated.

In addition to wood panelling to dado level, a freestanding roll top bath, WC and wash basin it also features a walk-in shower with rainwater head and under-floor heating.

Garage

An integral garage with power points, lighting and rear door which leads to the garden.

Grounds

FRONT
The house occupies a commanding position with attractive, elevated frontage and deep driveway.

SIDE / REAR
The private garden enjoys a sunny, westerly aspect and comprises a paved sun terrace (with pleasant view across St Peter's Church), lawn and well stocked borders.

There are two decked terraces, both with gazebos and a pedestrian gate leads to a second driveway, accessed from Heol Y Cawl, which can accommodate 2 further parked cars.

In addition to a greenhouse there a sizeable outbuilding with power points, lighting and WC.

The garden is enclosed by rendered and natural stone walling plus timber fencing.

Room Measurements

Room dimensions (metric and imperial) can be found on the attached floor plans.

Services

Mains electricity, mains water and mains gas.

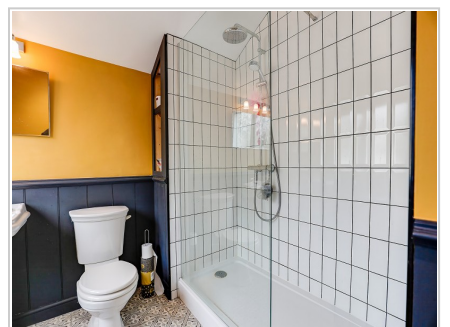
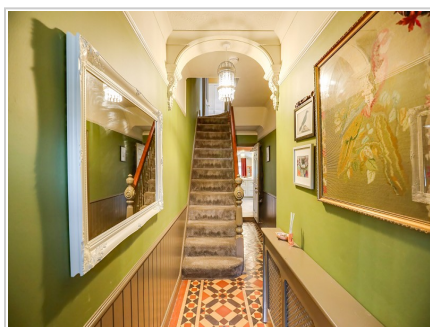
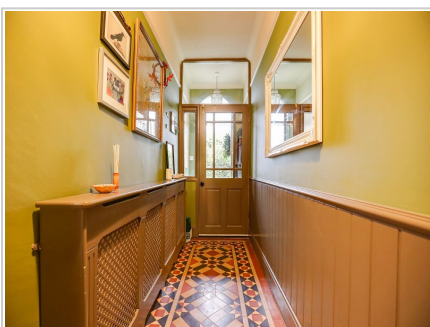
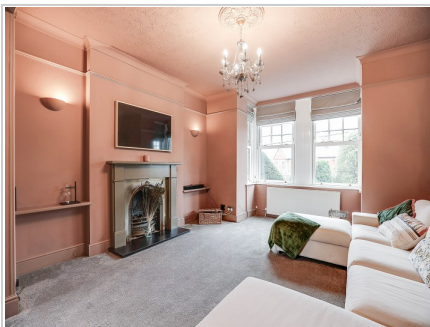
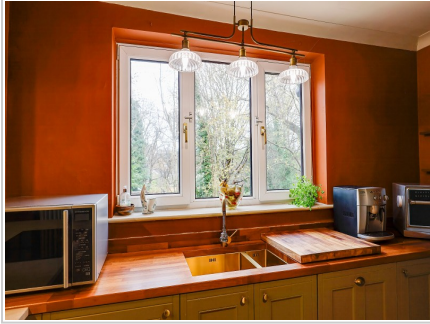
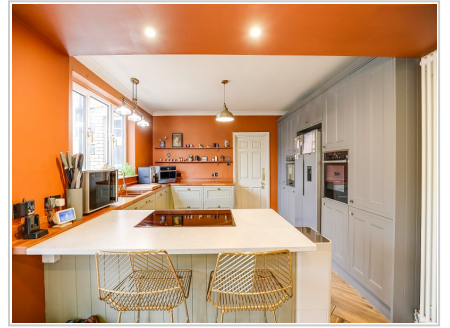
EPC Rating:55

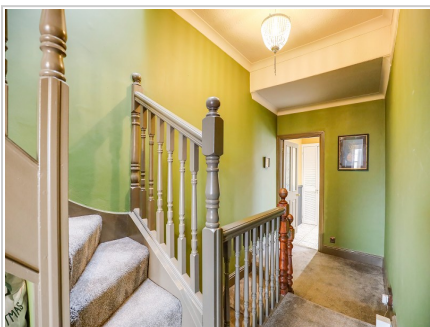
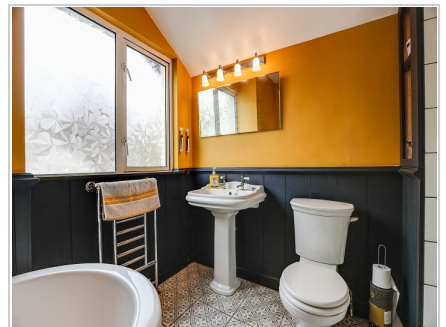
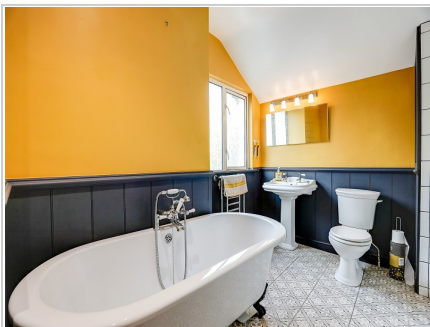
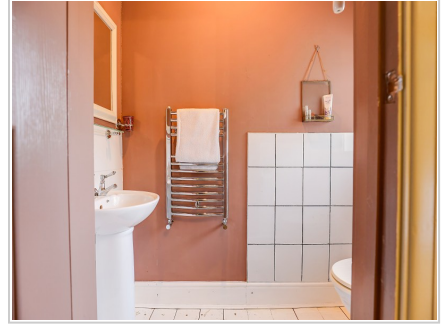
Tenure

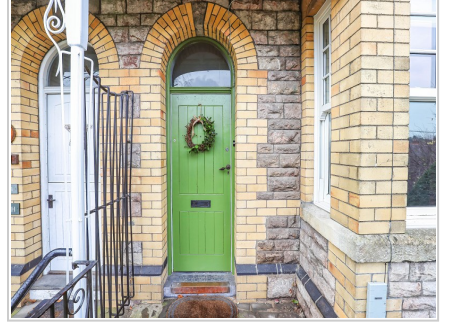
We are informed that the tenure is Freehold

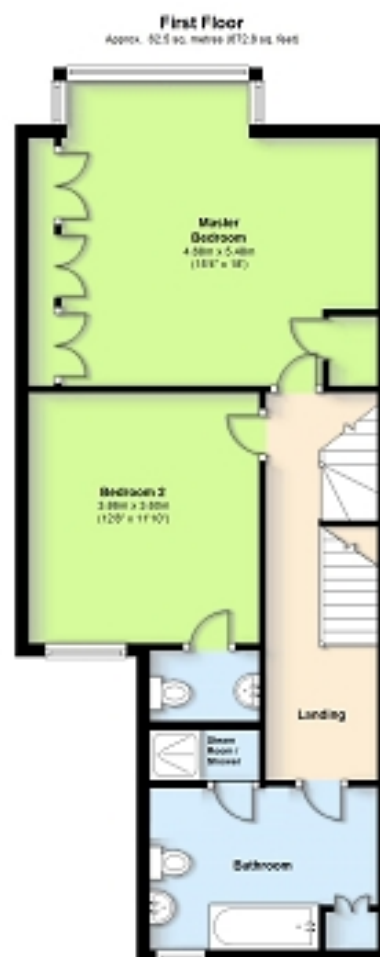
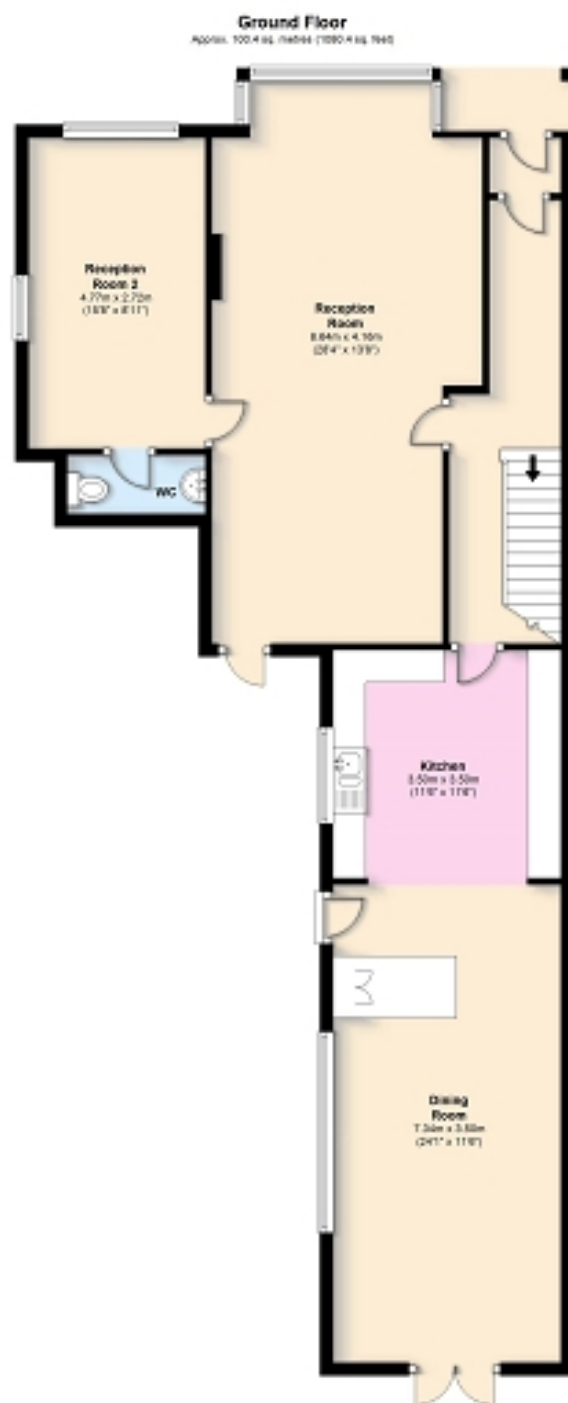
Council Tax

Band G



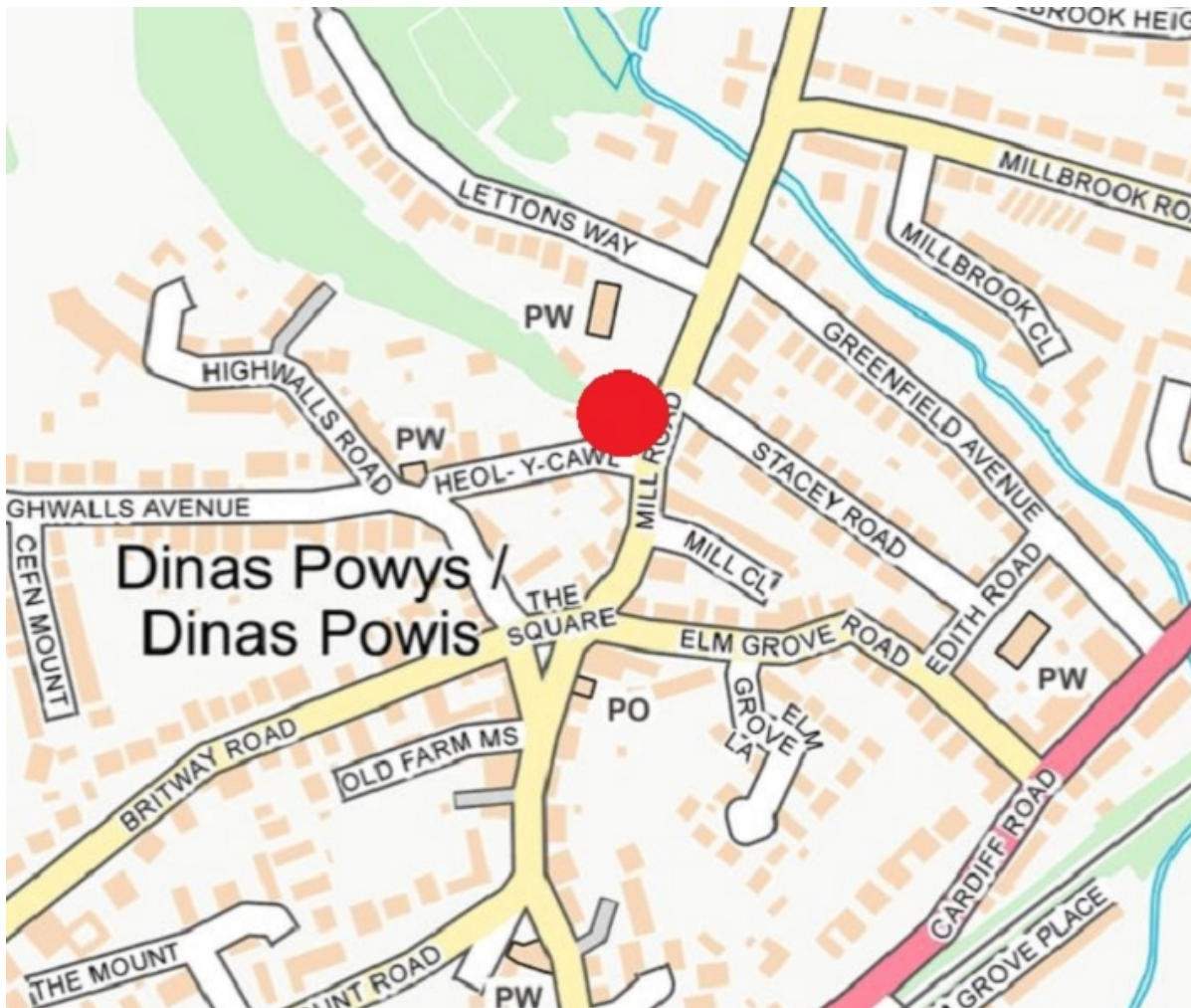






Total area: approx. 186.7 sq. metres (2010.2 sq. feet)

This floorplan is not to scale. They are for guidance 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.

