

21 Chamberlain Row,
Dinas Powys,
The Vale Of Glamorgan.
CF64 4PJ

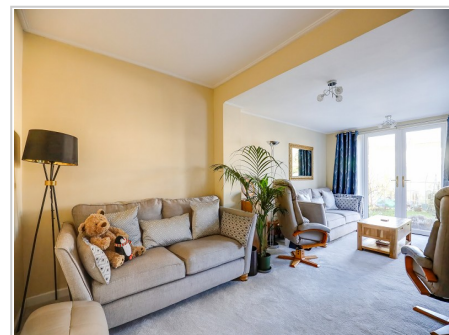
399,500



- Detached bungalow
- Extended & refurbished
- Updated kitchen & breakfast room
- Two reception rooms
- 2 en-suite double bedrooms
- Dressing room
- Generous driveway
- Large plot
- Landscaped garden

Ref: PRA11260

Viewing Instructions: Strictly By Appointment Only



General Description

Extended detached bungalow with new kitchen, two en-suite double bedrooms, 2 reception rooms, driveway and large landscaped garden with shed, greenhouse, summer house and garden room.

Accommodation

ACCOMMODATION SUMMARY

The bungalow comprises the following key areas:

- o Porch & hallway
- o Extended living room
- o Dining room
- o Extended kitchen & breakfast room
- o Bedroom 1
- o En-suite bathroom
- o Dressing room
- o Bedroom 2
- o En-suite bathroom

The property totals in excess of 1,000 sq ft (93 sq m).

DIMENSIONS

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

SPECIFICATIONS

Dual aspect, bright and spacious, extended living room with fitted carpet and French doors opening onto the garden.

Dining area with wood effect floor, open fireplace and French doors.

Updated and extended kitchen & breakfast room with triple aspect allowing generous levels of natural light.

Also with French doors opening onto the terrace.

Gloss kitchen units, composite works tops and sink unit.

Fitted oven, electric hob and extractor unit plus integrated washing machine.

Space for an American style fridge / freezer and designer vertical radiator.

Pair of en-suite double bedrooms with fitted carpets and curtains.

Both bathrooms with tiling, shower enclosures, WCs and vanity wash hand basins.

The principal bedroom also features a bespoke dressing room.

OUTSIDE.

FRONT

Generous frontage with lawn, planted beds and large block paved driveway for several cars and / or caravan.

Fencing with double pedestrian gate leading to the rear.

REAR

Terraces with a stone chipping finish...one with gazebo, seating area and feature wall.

Lawn, various planted beds / borders and water feature.

Greenhouse, sizeable shed, summer house and garden room with sunny aspect, French doors, power points and lighting.

External lighting, cold water tap and power points.

ADDITIONAL COMMENTS

The house has uPVC double glazing throughout.

The house also has gas fired central heating with a combination boiler.

Services

Mains electricity, mains water, mains drainage, mains gas

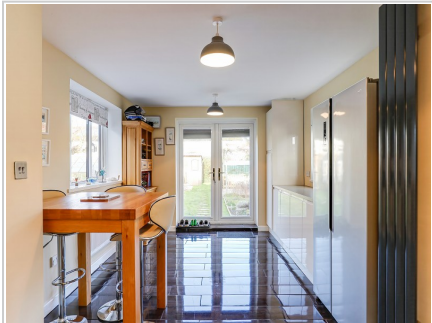
EPC Rating:63

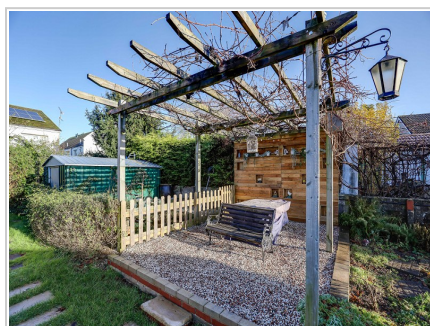
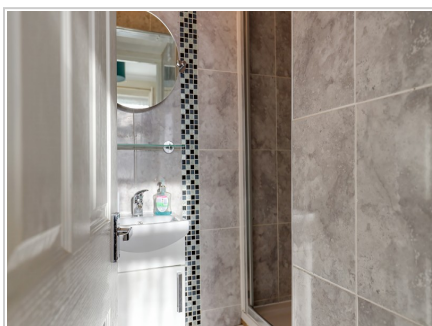
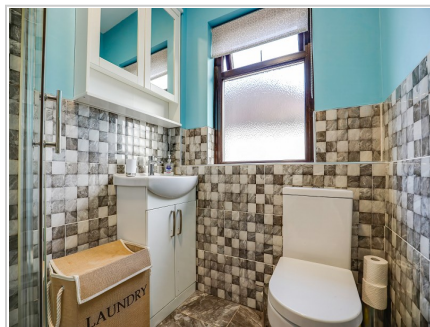
Tenure

We are informed that the tenure is Freehold

Council Tax

Band E

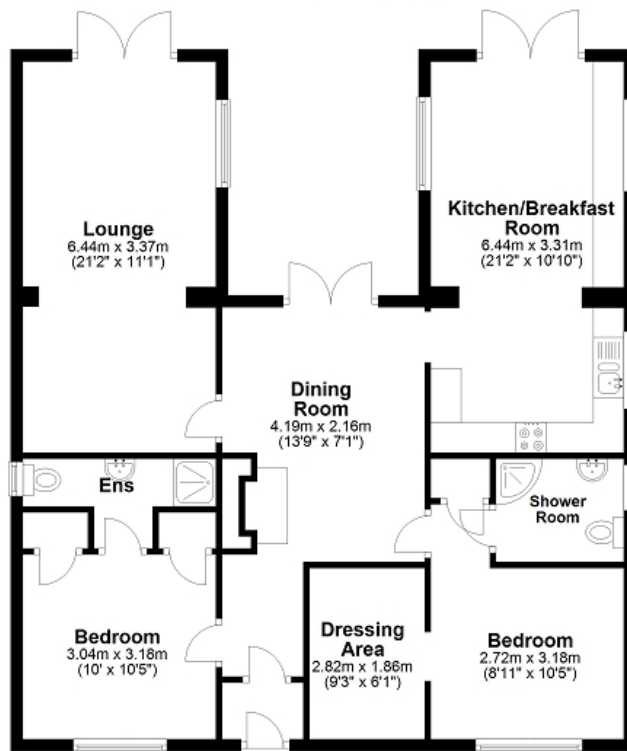






Ground Floor

Approx. 97.2 sq. metres (1045.9 sq. feet)



Total area: approx. 97.2 sq. metres (1045.9 sq. feet)

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.