

10 Georges Row,
Dinas Powys,
The Vale Of Glamorgan.
CF64 4LF

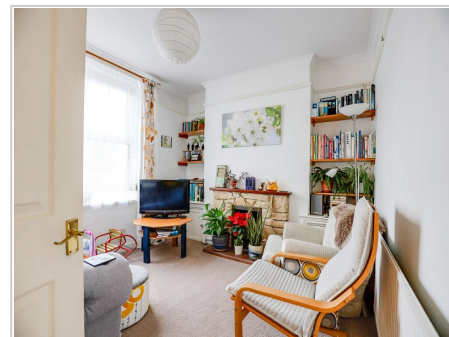
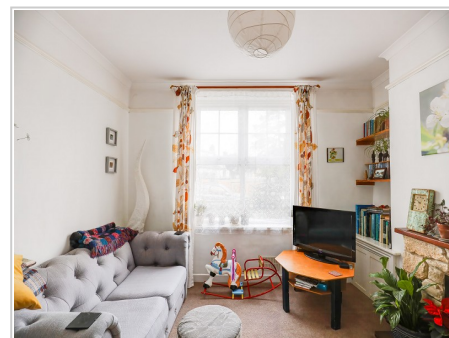
289,500



- Period cottage
- Well presented throughout
- Extended kitchen & breakfast room
- Two reception rooms
- Modern bathroom
- Long and mature garden
- Detached garage
- Open fireplaces
- Fringe of the village

Ref: PRA11261

Viewing Instructions: Strictly By Appointment Only



General Description

Well presented cottage, located on the fringe of the village, offering two reception rooms, an extended kitchen and breakfast room, utility area, bathroom and three bedrooms. Beautiful mature garden and detached garage.

Accommodation

ACCOMMODATION SUMMARY

The house sits on the fringe of the village and a short walk from Eastbrook Railway Station.

The property briefly comprises:

Ground Floor

- o Porch & hallway
- o Front reception room
- o Rear reception room
- o Kitchen & breakfast room
- o Utility area
- o Bathroom

First Floor

- o Landing
- o 2 double bedrooms
- o Single bedroom

The house enjoys a long and mature garden plus detached garage with lane access and roller shutter door.

Recent improvements include:

- o Re-decoration over the years
- o New boiler (2023)
- o Extended kitchen with French door & velux window

There house also offers the potential to extend into the large loft space

DIMENSIONS

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

SPECIFICATIONS

Composite entrance door leading to a generous porch with large front window.

Further, partially glazed pine door leading to the welcoming inner hallway with wood effect floor.

Carpeted reception room front window, picture rails and open fireplace with stone surround and living flame gas fire.

Large second reception room with stairs rising to the first floor and broad opening to the kitchen & breakfast room.

Continuation of the wood effect floor, period fireplace (again with living flame gas fire) and shelving built into the alcoves.

SPECIFICATIONS CONTINUED.

Extended kitchen with French door opening onto the garden and feature roof light which combine to allow generous levels of natural light.

Base and wall units plus island, all with sold wood work surfaces, sink unit, built in electric oven, gas hob, integrated fridge / freezer and recessed spot lights.

Adjoining utility area, with space and ;plumbing for a washer dryer and door leading to the bathroom.

Modern, fully tiled, family bathroom with bath (shower over), vanity wash hand basin and WC.

The landing leads to three carpeted bedrooms.

Two doubles, the master of which has built in wardrobes and a single bedroom.

OUTSIDE.

FRONT
Low maintenance frontage with natural stone paving.

Wall with wrought iron gate fronting Georges Row.

REAR
Sun terrace with covered seating area...ideal for al fresco dining or entertaining in the summer months.

Lawn with well stocked beds / borders.

Kitchen garden toward the bottom of the plot.

Large garage, with lane access, at the end of the garden with decked terrace and pergola.

Cold water tap.

ADDITIONAL COMMENTS

The house has uPVC double glazing throughout.

The house also has gas fired central heating with a combination boiler (2023 installation).

Services

Mains electricity, mains water, mains drainage, mains gas

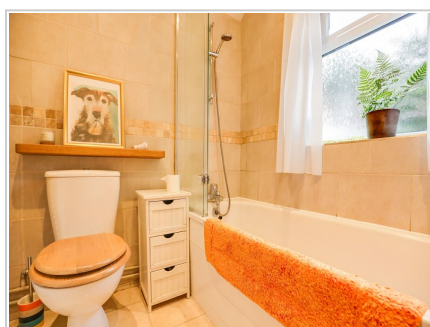
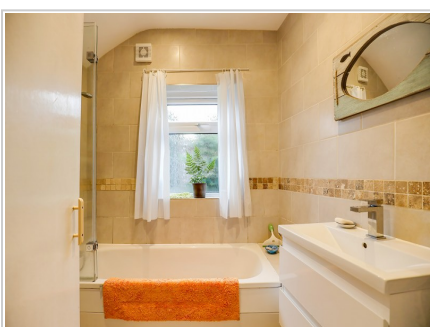
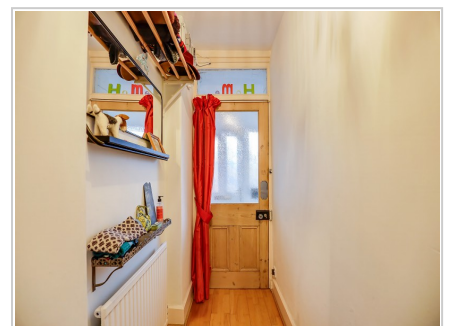
EPC Rating:68

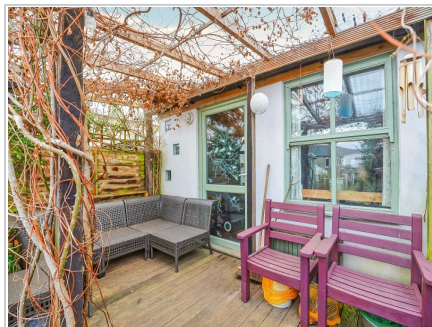
Tenure

We are informed that the tenure is Freehold

Council Tax

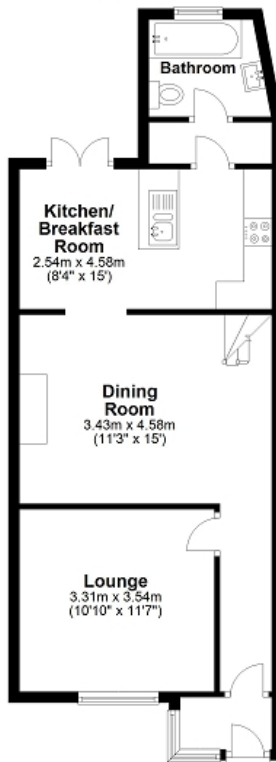
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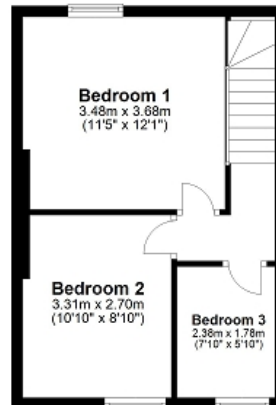
Ground Floor

Approx. 50.9 sq. metres (547.7 sq. feet)



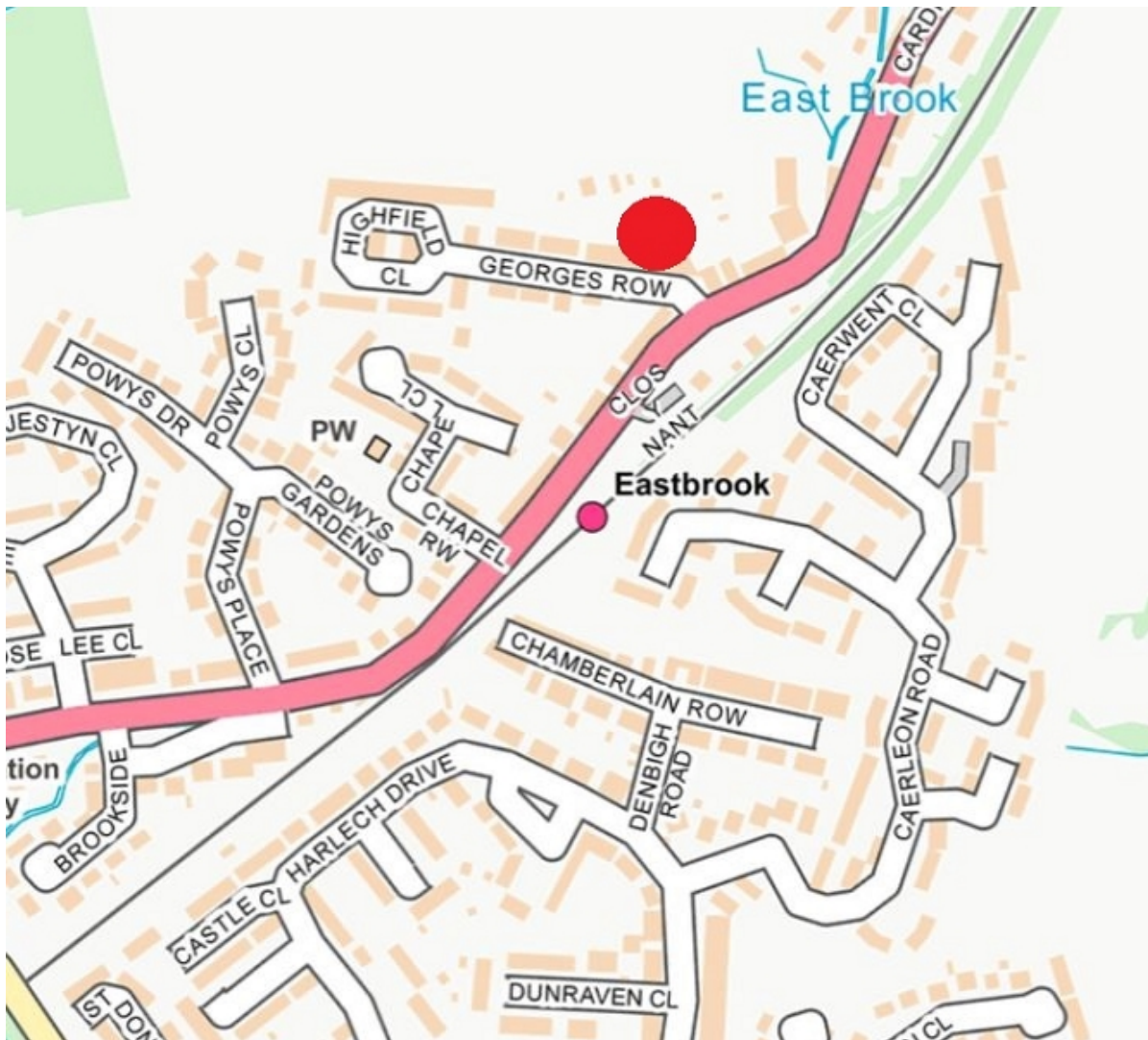
First Floor

Approx. 31.6 sq. metres (340.0 sq. feet)



Total area: approx. 82.5 sq. metres (887.7 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.