Burnett davies with Easton

Dinas Powys
029 2051 2222
5B Station Road
Dinas Powys
CF64 4DE

Barry
01446 737253
17 High Street
Barry
CF62 7EA

Cardiff
029 2062 1081
21 Penlline Road
Whitchurch
CF14 2AA

Email: info@bdeaston.com
Web: www.bdeaston.com

Wayside Cottages,
Cardiff Road,
Dinas Powys,
The Vale Of Glamorgan.
CF64 4LH

235,000

- 2 bedroom cottage
- Modern & well presented
- Spacious living room
- Patio doors opening onto the terrace
- 2 parking spaces...see attached plan
- Large master bedroom
- View across open fields
- Private enclosed garden
- Short walk to the village

Ref: PRA11264

Viewing Instructions: Strictly By Appointment Only

General Description

Immaculate two bedroom cottage with garden and parking.

Accommodation

ACCOMMODATION SUMMARY

The property accommodates the following key areas:

o Hallway
o Cloakroom / WC
o Living room
o Kitchen

o Landing
o Bedroom 1
o Bedroom 2
o Bathroom

SPECIFICATIONS

Hallway with composite entrance door and wood effect floor.

Spacious family room combining living and dining areas.

Pair of front windows, wood effect floor and patio doors to the rear opening onto the terrace.

Stairs, with storage beneath, rising to the first floor and door leading to the kitchen.

Kitchen with pleasant aspect overlooking pasture land and wood effect floor. Specifications include base and wall units, work surfaces extending to form a breakfast bar, sink and drainer plus built in oven with gas hob and extractor hood over.

Space for a fridge freezer and space / plumbing for a washing machine and dishwasher.

Cloakroom with WC and wash hand basin.

SPECIFICATIONS CONTINUED.

The fist floor landing has a window, hatch to the loft space and doors leading to both bedroom and the bathroom.

Both bedrooms have a dual aspect and views across open fields to the rear. The larger of the two is a very generous carpeted double and bedroom 2, also a double, has a built in wardrobe and wood effect floor.

The modern and stylish tiled bathroom has a velux window, shower, WC and vanity wash hand basin. It also has a heated towel rail and wall mirror.

DIMENSIONS

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

OUTSIDE.

Enclosed garden with view across open fields.

Low maintenance finishes including composite decking.

Sheltered seating area with pergola, ideal for entertaining.

Outside power points and cold water tap.

PARKING.

The cottage has the benefit of 2 car parking spaces.

These can be found identified on the attached location plan and are leased from Network Rail, yearly, under a license agreement, subject to a nominal fee.

Full details available by request.

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 D











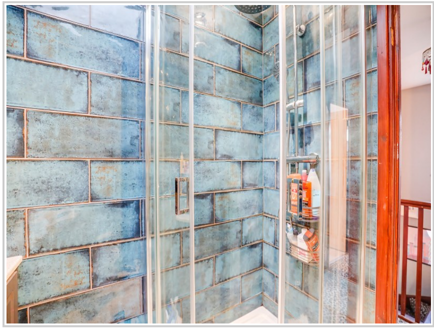


GEORGE
EZRA

love

love

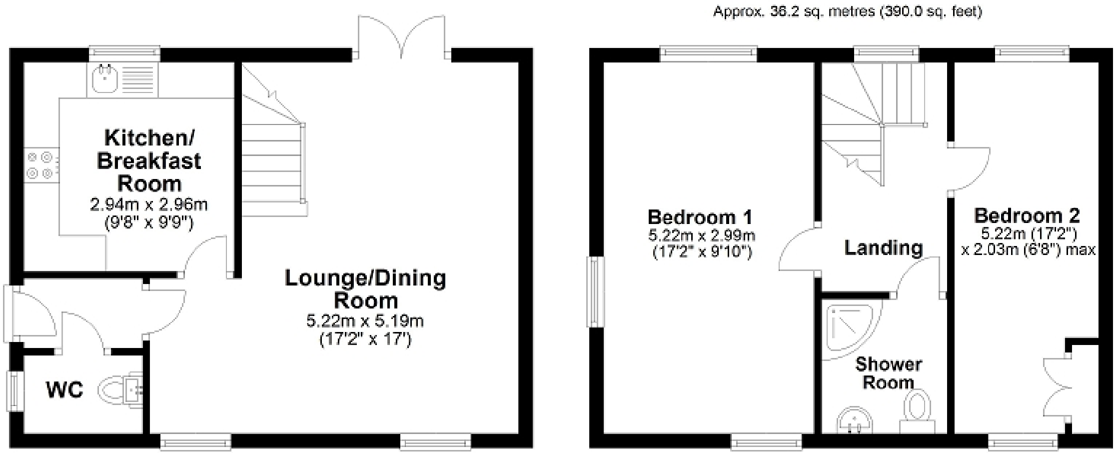
love



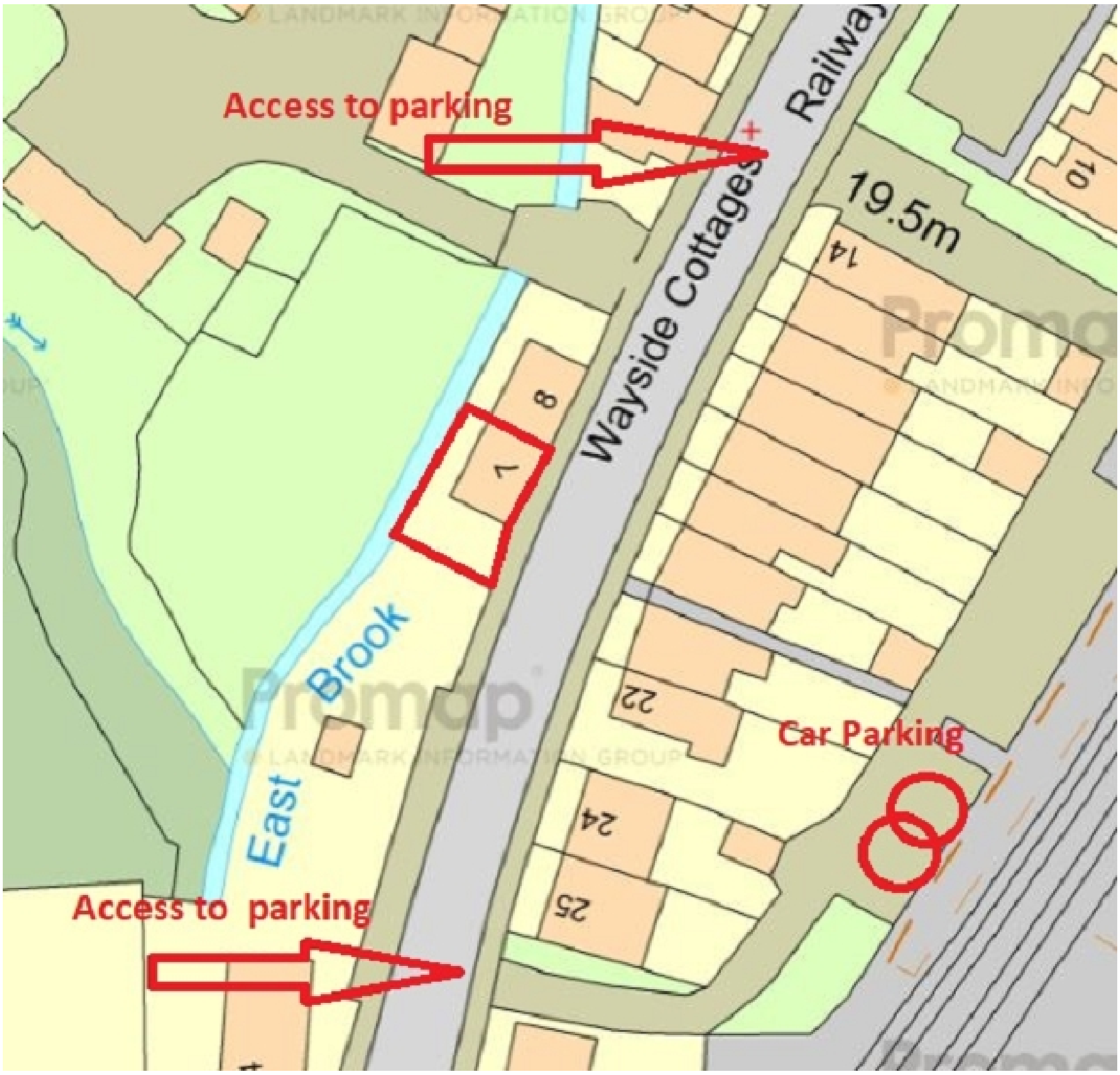


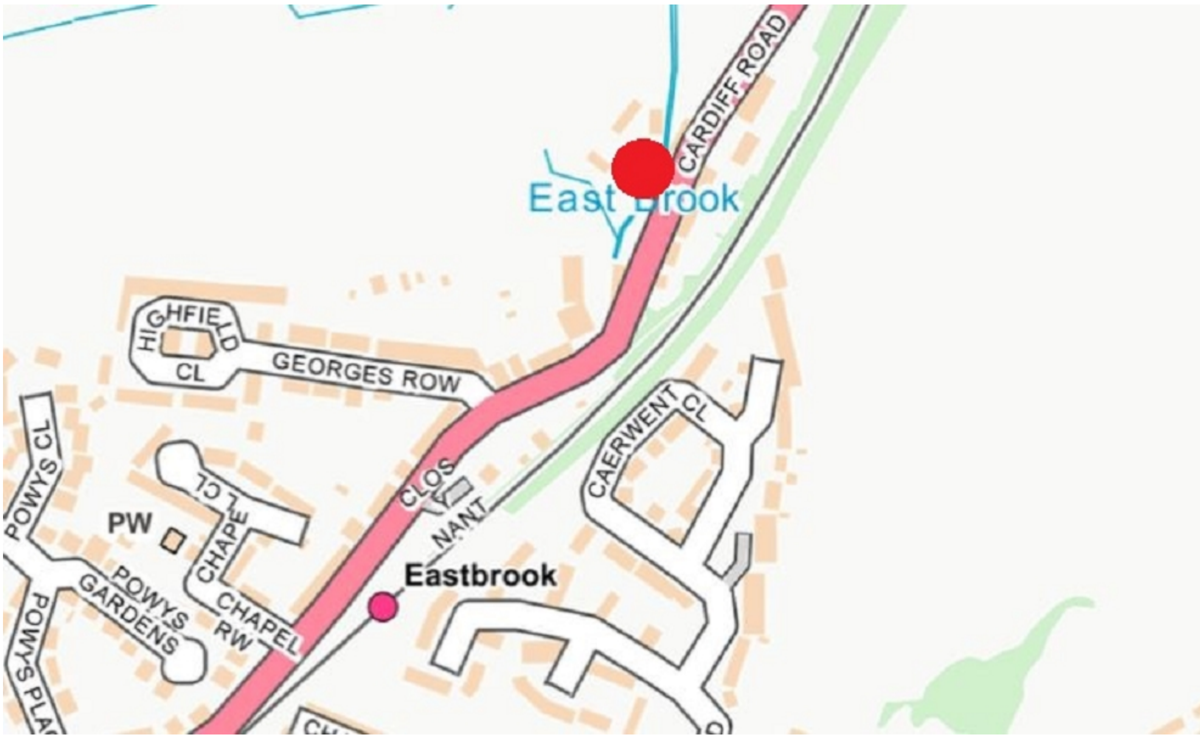

Ground Floor
Approx. 36.3 sq. metres (391.1 sq. feet)

First Floor
Approx. 36.2 sq. metres (390.0 sq. feet)



Total area: approx. 72.6 sq. metres (781.0 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.