

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

305,000



- Semi detached property
- Double reception room
- Conservatory
- French doors opening onto garden
- Enclosed garden with patio, lawn & large shed
- Detached garage
- Driveway for several cars
- Opposite toddler's play area
- Close to playing fields

Ref: PRA11270

Viewing Instructions: Strictly By Appointment Only



General Description

3 bedroom semi-detached property with conservatory, driveway and garage. Quiet location forming part of the poplar Southra Park development. Close to the train station, Bryn Y Don playing fields and village amenities. No Chain.

Accommodation

Porch

Double glazed porch with uPVC entrance door.

Further door leading to the inner hallway.

Entrance Hall

Light and airy entrance hallway.

Doors leading to the living room and kitchen.

Stairs, with storage beneath, rising to the first floor.

Wood effect floor covering.

Living Area (23' 0" Max x 11' 10" Max) or (7.0m Max x 3.60m Max)

Spacious, double reception combining living and dining areas.

Large picture window to the front overlooking front lawn and toddler's play area.

To the rear, glazed opening with French door leading to the conservatory.

Wood effect floor.

Conservatory (9' 6" Max x 7' 10" Max) or (2.90m Max x 2.40m Max)

Fully glazed conservatory with French doors opening onto the garden.

Vinyl floor covering.

Kitchen (11' 2" Max x 9' 2" Max) or (3.40m Max x 2.80m Max)

Matching wall and base units, work surfaces on three sides and sink unit.

Built in eye level electric oven and gas hob with fitted extractor over.

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

Side entrance door located off the driveway and rear facing window overlooking the garden.

Landing

- Airing cupboard.
 - Hatch to the loft space.
 - Side facing window and doors leading to the bedrooms and bathroom.
 - Fitted carpet.
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Bedroom 1 (11' 6" Max x 9' 10" Max) or (3.50m Max x 3.0m Max)

- Generously proportioned double bedroom located to the front of the house.
 - Built in wardrobe.
 - Pleasant open aspect.
 - Fitted carpet.
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Bedroom 2 (9' 0" Max x 8' 10" Max) or (2.75m Max x 2.70m Max)

- Double bedroom located to the rear of the house overlooking the garden.
 - Fitted carpet and built in wardrobe.
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Bedroom 3 (8' 2" Max x 7' 7" Max) or (2.50m Max x 2.30m Max)

- Single bedroom with front facing window and fitted carpet.
 - Built in storage cupboard.
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Bathroom (8' 4" Max x 5' 7" Max) or (2.55m Max x 1.70m Max)

- Modern fully tiled bathroom comprising a 'P' shaped bath with mixer shower over, WC and wash hand basin.
 - Mirrored wall cabinet.
 - Rear window with opaque glass.
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Garage (8' 2" Max x 18' 1" Max) or (2.50m Max x 5.50m Max)

- Detached garage with up and over door, power points and lighting.
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Outside

- Front Lawn, pathway and long driveway for several cars.
 - Gate securing part of the driveway, garage and back garden.
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Rear
Low maintenance garden with paved patio, lawn and raised planters.

Enclosed by the garage in part and timber fencing.

Mature conifers offer privacy and screening to the rear.

Substantial garden shed & cold water tap.

Services

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

EPC Rating:59

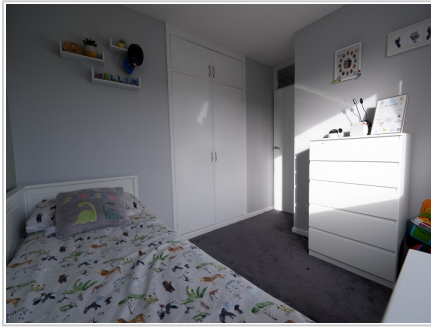
Tenure

We are informed that the tenure is Freehold

Council Tax

Band E

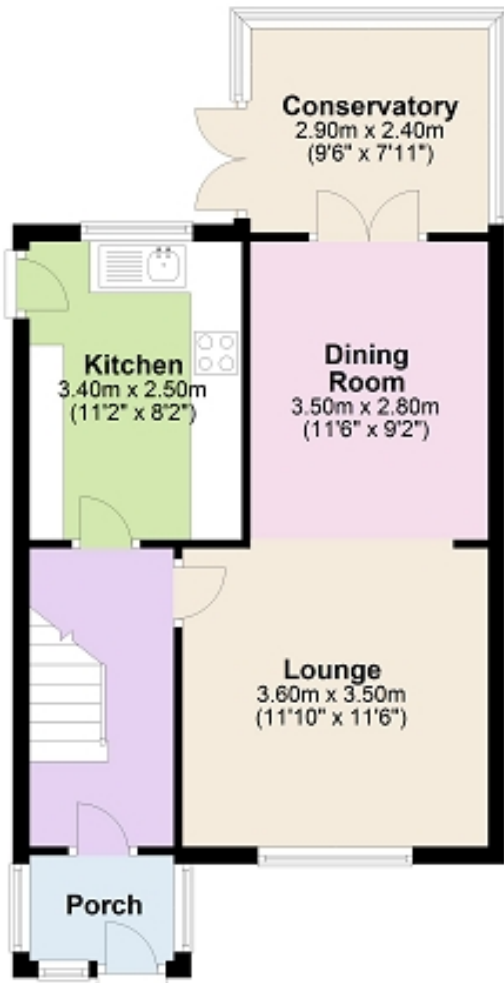




8 Drylla, Dinas Powys, CF64 4UL

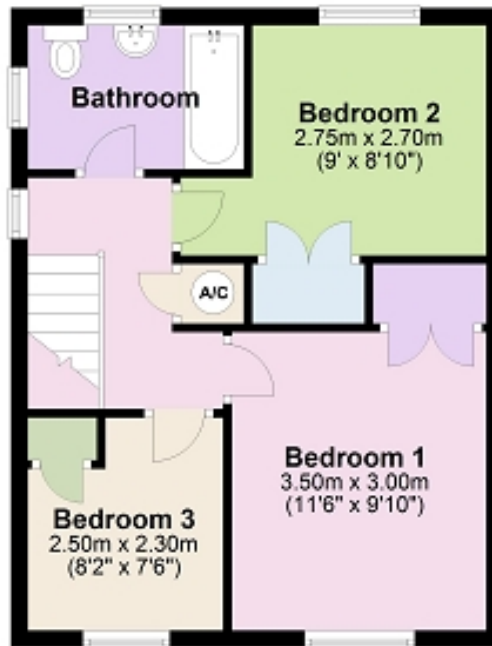
Ground Floor

Approx. 47.6 sq. metres (512.1 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.5 sq. feet)



Total area: approx. 85.9 sq. metres (924.6 sq. feet)

For illustration purposes only - not to scale

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.