

Cae Garw, Dinas Powys CF64 4UG

269,950



- Garage
- Three bedrooms
- Spacious reception room
- Conservatory
- Modern bathroom
- Driveway
- Quiet cul de sac
- Low maintenance garden
- Ideal first time buy

Ref: PRA11276

Viewing Instructions: Strictly By Appointment Only



General Description

Three bedroom property with conservatory and garage located on the popular Southra Park development. No Chain.

Accommodation

Entrance Hallway

Porch with uPVC entrance door.

Further uPVC door leading to a generous hallway with doors leading to the cloakroom, WC , kitchen and living areas.

Stairs rising to the first floor with storage cupboard beneath.

Carpet.

Cloakroom/w.c

WC and wash hand basin.

Living Area (18' 8" Max x 14' 5" Max) or (5.70m Max x 4.40m Max)

Open plan family room combining living and dining areas.

Broad window overlooking the garden and French doors leading to the conservatory.

Electric focal fireplace.

Carpet.

Conservatory (8' 2" Max x 7' 10" Max) or (2.50m Max x 2.40m Max)

uPVC conservatory with low level brickwork walls and French door opening onto the garden.

Vinyl floor covering.

Heater.

Kitchen (11' 2" Max x 7' 1" Max) or (3.40m Max x 2.15m Max)

Kitchen with wall and base units, work surfaces and a one and a half bowl sink unit.

Electric oven and hob with extractor unit over.

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

Window overlooking the front garden and driveway.

Vinyl floor covering.

Landing

Carpeted landing.

Doors leading to all three bedrooms, the bathroom and airing cupboard (housing the combination boiler).

Hatch to the insulated loft space.

Bedroom 1 (11' 2" Max x 10' 6" Max) or (3.40m Max x 3.20m Max)

A sizeable double bedroom with window overlooking the cul de sac.

Built in wardrobe.

Fitted carpet.

Bedroom 2 (9' 10" Max x 9' 10" Max) or (3.0m Max x 3.0m Max)

A second double bedroom overlooking the garden.

Built in wardrobes.

Fitted carpet.

Bedroom 3 (8' 10" Max x 6' 7" Max) or (2.70m Max x 2.0m Max)

Single bedroom.

Fitted carpet.

Bathroom (8' 2" Max x 5' 7" Max) or (2.50m Max x 1.70m Max)

Shower, WC and wash hand basin.

Partially tiled walls and vinyl floor covering.

Front window with opaque glass.

Radiator.

Garage (17' 1" Max x 8' 0" Max) or (5.20m Max x 2.45m Max)

Single garage with up and over door.

Side pedestrian door.

Power points and lighting.

Electrical consumer unit and gas meter.

Outside

FRONT
Driveway.

Wrought iron gate leading to a secure front patio area.

Planted beds.

REAR
Enclosed on all sides.

Low maintenance paved garden with planted beds.

Gate access.

Services

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

EPC Rating:76

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D

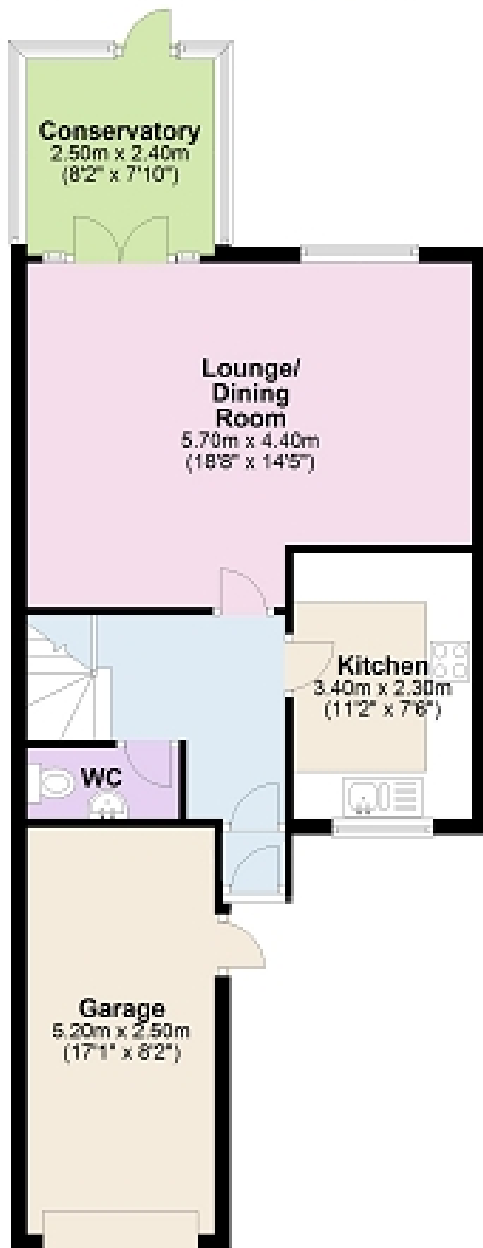




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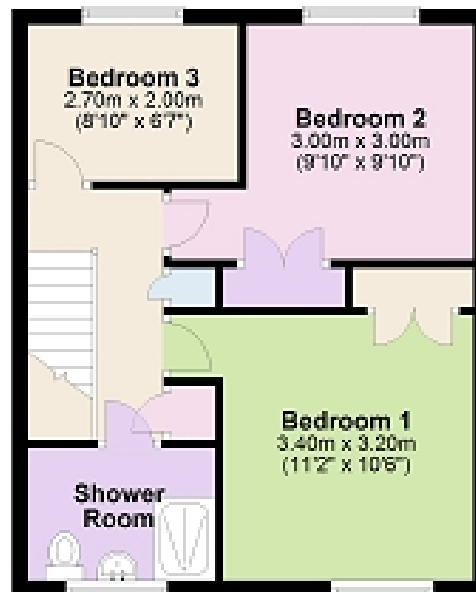
Ground Floor

Approx. 59.9 sq. metres (644.8 sq. feet)



First Floor

Approx. 40.4 sq. metres (435.2 sq. feet)



Total area: approx. 100.3 sq. metres (1080.0 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.