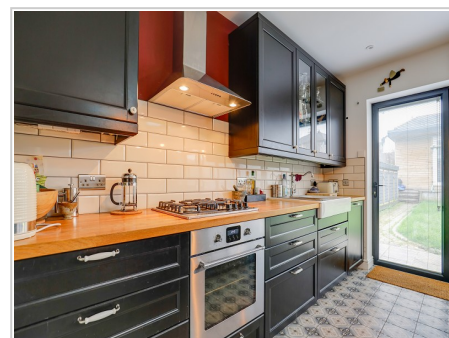
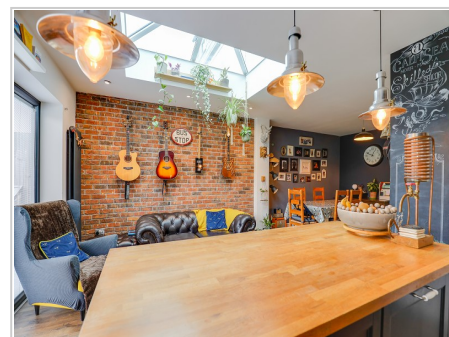
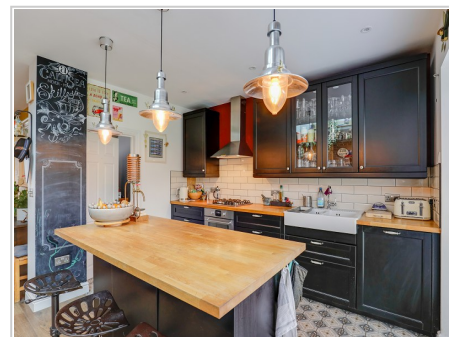


40 Greenfield Avenue,
Dinas Powys,
The Vale Of Glamorgan.
CF64 4BX

429,950



- Open plan kitchen, dining & family room
- Bi-folding doors
- Cloak & utility rooms
- Living room with bay window
- 4 bedrooms
- Loft conversion
- Driveway with electric charging point
- Insulated outbuilding with power
- Garden with southerly aspect



Ref: PRA11283

Viewing Instructions: Strictly By Appointment Only

General Description

Stylishly presented property, located in the old village, with attic conversion, driveway, south-facing garden and outbuilding.

Accommodation

Location.

Sat Nav: CF64 4BX

Accommodation.

Accommodation, arranged over three levels, comprises the following key areas:

Ground Floor

- o Entrance Hallway
- o Cloakroom
- o Living Room
- o Open plan kitchen, dining & family room
- o Utility Room

First Floor

- o Landing
- o Bedroom 1
- o Bedroom 2
- o Bedroom 3
- o Family Bathroom

Attic Conversion

- o Bedroom 4
 - o Storage
-

Ground Floor

Attractive arched entrance comprising a uPVC door with stained glass and matching side windows.

Attractive arched entrance comprising a uPVC door with stained glass and matching side windows.

Bright and welcoming hallway with stairs rising to the first floor and original period tiled floor.

Also featuring fitted shelving and low level seating with shoe storage beneath.

Doors leading to the cloakroom and living areas.

The living room, located to the front of the house, features a bay window with bespoke shutters, wood effect floor and a broad opening to the open plan kitchen, dining and family room.

A stunning open plan kitchen, dining area and informal living area.

Well equipped kitchen with array of wall and base units, generous work surfaces and an island with breakfast bar, further storage units and integrated fridge.

Ground Floor Continued..

Double Belfast sink unit, fitted electric oven and gas hob with stainless steel extractor hood over.

Stylishly decorated with finishes which include a feature exposed brickwork wall, tiled and wood effect flooring, vertical radiator and roof lantern.

Also featuring bi-folding doors which open onto the garden.

Door leading to a utility / storage area with Belfast sink and space / plumbing for a washing machine and tumble dryer. Also accommodating the combination boiler.

First Floor.

The first floor accommodates 3 bedrooms located off a carpeted landing with window.

Two are doubles and the third, a larger than average single.

All three are tastefully decorated, have fitted carpets and bespoke window shutters.

A modern fully tiled bathroom comprises a bath (with shower over), WC and wash hand basin. It also accommodates an airing cupboard.

Attic Conversion

Spacious area with sloping ceilings and pair of velux windows allowing generous levels of natural light.

Currently used as a 4th bedroom.

Concealed storage under the eaves.

Fitted carpet and radiator.

Door leading to a storage area within the remainder of the attic space.

Outside

FRONT

Low maintenance block paved frontage / parking.

Pathway and side gate leading to the rear garden.

Electric vehicle charging point

REAR

Terrace, lawn and planted beds.

Southerly aspect.

Large timber insulated outbuilding with power supply. Currently used as a workshop & storage but also ideal as a home office.

Further garden / bike storage.

Room Measurements

Room dimensions can be found on the attached floor plans.

Services

Mains electricity, mains water, mains drainage, mains gas

Tenure

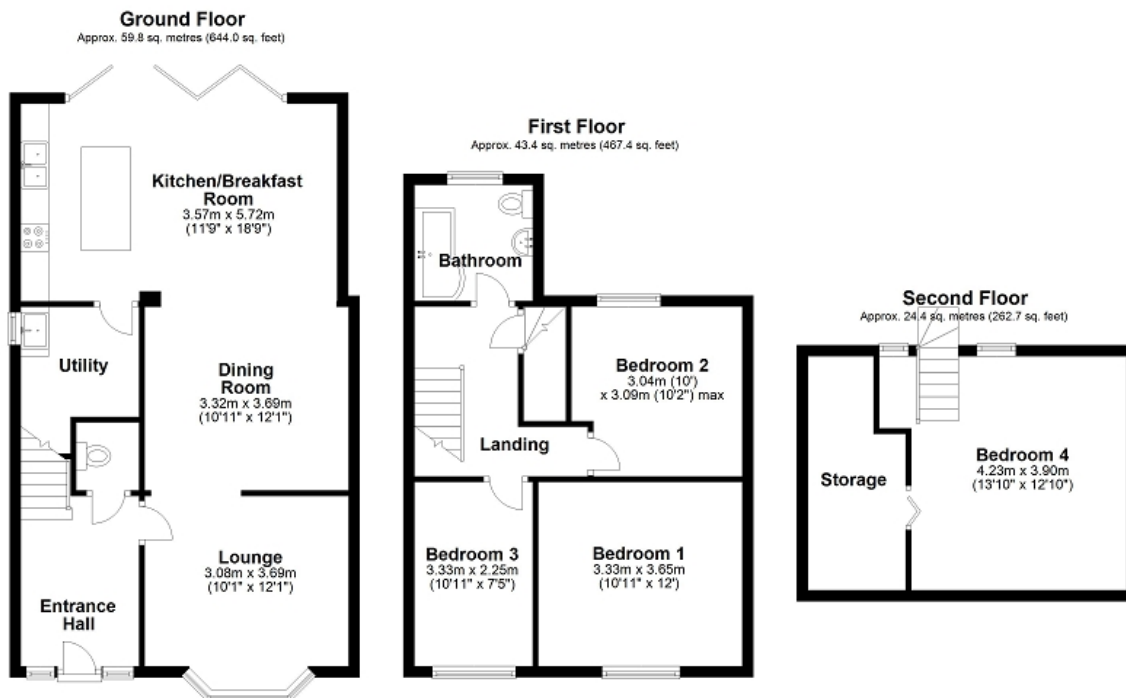
We are informed that the tenure is Freehold

Council Tax

Band E







Total area: approx. 127.7 sq. metres (1374.1 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.