

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

249,950



- End of terrace
- Well presented throughout
- 2 double bedrooms
- Modern bathroom
- Double reception room with French doors
- Landscaped garden
- Garage
- Driveway
- Ideal first time buy



Ref: PRA11288

Viewing Instructions: Strictly By Appointment Only

General Description

Well presented 2 double bedroom property, with driveway and garage, located on the popular Southra Park development. NO CHAIN.

Accommodation

Accommodation.

The uPVC entrance door leads to a hallway with staircase rising to the first floor and doors to the living area and kitchen.

A laminate floor runs into the living area and a handy storage space can be found beneath the stairs.

The double reception room combines living and dining areas and features a broad window overlooking the garden and French doors opening onto the terrace.

The kitchen has wall and base units together with work surfaces on three sides, a double sink unit and built in oven with gas hob and extractor hood over.

There is also space for a fridge / freezer and washing machine.

At there floor level, a generous landing with from window leads to a pair of double bedrooms, both with built in wardrobes and rear windows overlooking the garden and adjoining children's park.

The modern, tiled bathroom has a 'P' shaped bath, WC and wash hand basin plus a mirrored wall cabinet.

There is also an airing cupboard and hatch to the loft space.

Garage

Single garage with up and over door.

Outside

FRONT

Low maintenance frontage with driveway.

Raised beds.

Cold water tap.

REAR

Low maintenance garden with terraces arranged over several levels.

Block paving and stone chipping finishes plus planted beds.

Enclosed on all sides and sunny south-westerly aspect.

Services

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

Tenure

We are informed that the tenure is Freehold

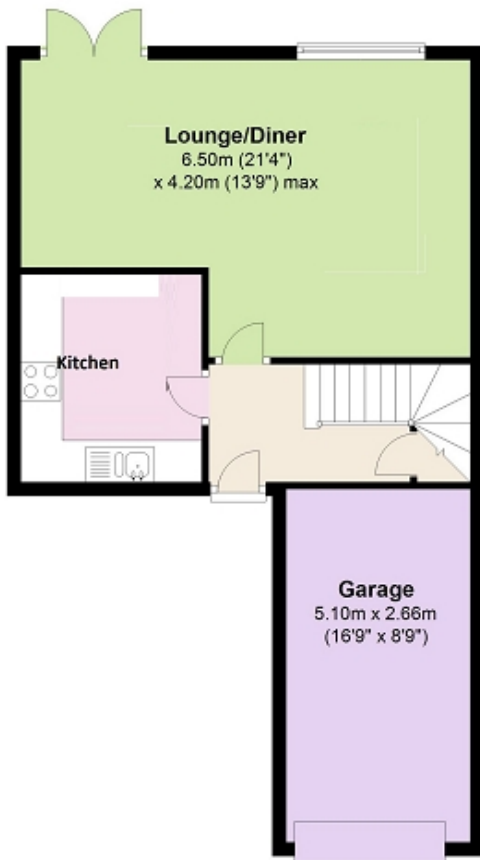
Council Tax

Band D



Ground Floor

Approx. 53.5 sq. metres (575.4 sq. feet)



First Floor

Approx. 40.3 sq. metres (434.0 sq. feet)



Total area: approx. 93.8 sq. metres
(1009.4 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.