

Millbrook Heights,
Dinas Powys,
The Vale Of Glamorgan.
CF64 4JJ

340,000



- Elevated position
- Spacious living room
- Dining room
- Cloakroom
- Three bedrooms
- Potential for a balcony
- Beautiful garden
- Far reaching views
- Driveway with electric door & garage



Ref: PRA11289

Viewing Instructions: Strictly By Appointment Only

General Description

3 bedroom property with driveway, garage with electric door, beautiful garden and elevated views. House clearance underway & internal photography to follow. NO CHAIN.

Accommodation

Porch & Hallway

Porch with uPVC entrance door.

Sliding door leading to the inner hallway.

Short flights of stairs rising and falling to the upper and lower levels.

Cloakroom

WC, wash hand basin and front facing window.

Living Room (17' 7" Max x 13' 11" Max) or (5.35m Max x 4.25m Max)

Fabulous family room with dual aspect and large, south facing, picture window offering views across the garden and village beyond.

Fitted carpet and focal fireplace.

Broad opening to the dining room.

Dining Room (11' 0" Max x 9' 2" Max) or (3.35m Max x 2.80m Max)

Generous dining area also with picture window and pleasant aspect.

Storage cupboard.

Fitted carpet.

Kitchen (10' 8" Max x 7' 10" Max) or (3.25m Max x 2.40m Max)

Matching wall and base units, work surfaces and sink unit.

Space for an oven.

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

Serving hatch.

Window with views.

Hallway

Leading to all 3 bedrooms, the bathroom and sizeable storage cupboard beneath the stairs.

Further door opening onto the garden.

Bedroom 1 (14' 1" Max x 10' 10" Max) or (4.30m Max x 3.30m Max)

Well proportioned, dual aspect master bedroom with southerly aspect overlooking the garden.

Fitted wardrobes.

Fitted carpet.

Bedroom 2 (10' 10" Max x 8' 10" Max) or (3.30m Max x 2.70m Max)

Double bedroom also with view across the garden.

Sliding patio door opening onto the terrace.

Fitted carpet.

Bedroom 3 (7' 10" Max x 7' 5" Max) or (2.40m Max x 2.25m Max)

Single bedroom with rear facing window.

Fitted carpet.

Bathroom (8' 2" Max x 6' 3" Max) or (2.50m Max x 1.90m Max)

Modern bathroom including a walk-in shower, WC and vanity wash hand basin.

Rear facing window with opaque glass.

Garage (16' 1" Max x 9' 6" Max) or (4.90m Max x 2.90m Max)

Single garage with electric up and over door, power points and lighting.

The garage also houses the wall mounted combination boiler and both gas and electricity meters.

Outside

FRONT

A driveway / hardstanding provides off street parking and leads to the garage.

Landscaping also includes an area laid to lawn, planted beds and conifer hedgerows which front Millbrook Heights

REAR

Sunny southerly facing garden.

Tiered to incorporate sun terraces and a lower lawn.

Variety of mature plants, shrubs and trees.

A side pathway with gate links the front and rear gardens.

Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:69

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F





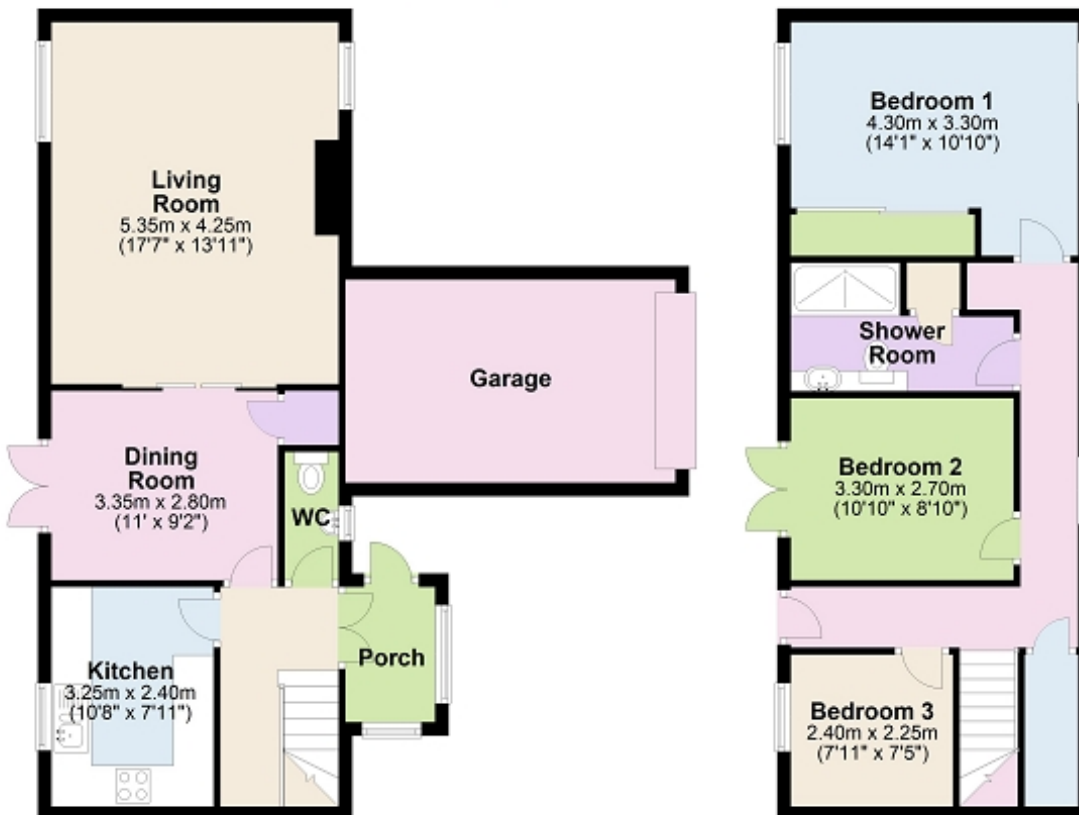
13 Millbrook Heights, Dinas Powys, CF64 4JJ

Ground Floor

Approx. 52.2 sq. metres (561.9 sq. feet)

First Floor

Approx. 49.3 sq. metres (531.1 sq. feet)



Total area: approx. 101.5 sq. metres (1093.0 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.

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