

Britway Court,
Britway Road,
Dinas Powys CF64 4AL

230,000



- Larger style first floor flat
- Open plan living area
- New kitchen with integrated appliances
- 2 double bedrooms & built in wardrobes
- Bathroom with walk in shower
- New uPVC double glazing
- Gas fired central heating & new boiler
- Overlooking the village Square
- Dedicated car parking

Ref: PRA11293

Viewing Instructions: Strictly By Appointment Only



General Description

Fabulous 2 double bedroom flat overlooking the village square. No Chain.

Accommodation

Communal Entrance Hallway

The well presented, 1st floor (top) flat is approached via a short, single flight of stairs.

The well maintained communal areas (hallway, stairs and landings) can be accessed via Britway Road or alternatively, the inner courtyard (car park).

Accommodation.

The accommodation comprises:

- o Hallway with door entry system and generous airing & storage cupboards.
- o Open plan kitchen, living & dining area with pair of windows (including a broad bow window), attractive fireplace and storage cupboard
- o New kitchen with wall and base units, work surfaces on three sides and sink unit. Eye level double oven, electric hob with extractor hood over plus integrated appliances including a fridge / freezer, dishwasher and washing machine.
- o Master bedroom with fitted wardrobes
- o Bedroom 2...a further double with fitted wardrobes
- o Modern bathroom with walk in shower, wash hand basin and WC

The apartment also has a dedicated / secure outside storage area (shed) and covered parking (canopy above).

Floor Areas.

Maximum areas are as follows:

- o Living & Dining Room: 7.60m x 3.90m
 - o Kitchen: 3.40m x 2.10m
 - o Bed 1: 3.10m x 3.10m (excluding wardrobe)
 - o Bed 2: 3.55m x 2.40m (excluding wardrobe)
 - o Bathroom: 2.00m x 2.00m
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Tenure

Share of freehold.

A low service charge is payable in the sum of £140 pcm.

This goes towards the upkeep & maintenance of all shared and communal areas, building's insurance and window cleaning etc.

Services

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

EPC Rating:75

Tenure

We are informed that the tenure is Share of Freehold

Council Tax

Band E





Ground Floor

Approx. 72.4 sq. metres (779.2 sq. feet)



Total area: approx. 72.4 sq. metres (779.2 sq. feet)

This floorplan is not to scale. It is for illustrative purposes only and accuracy is not guaranteed. Plan produced by Prominent Plans.
Plan produced using PlanUp.

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.