

Millbrook Road,
Dinas Powys,
The Vale Of Glamorgan.
CF64 4BZ

575,000



- Detached period residence
- Three reception rooms
- Kitchen & breakfast room
- Porch
- Period features
- Four bedrooms
- Deep elevated frontage with driveway
- Pleasant aspect
- Beautiful mature garden



Ref: PRA11294

Viewing Instructions: Strictly By Appointment Only

General Description

A superb and rarely available detached period residence with driveway and pleasant garden. Three reception rooms and four bedrooms. Potential to extend.

Accommodation

Hallway & Receptions

An attractive hardwood entrance door with transom light opens to reveal a spacious porch with period tiled floor and pair of original windows with decorative leaded glass.

The inner hallway features a beautiful staircase with carved newel post and doors leading to all three reception rooms and the kitchen & breakfast room.

The principle reception room, with dual aspect, boasts a broad box bay window, picture rails and generous floor to ceiling height. The room also incorporates an elegant fireplace.

The second well proportioned reception, also with dual aspect, has French doors opening onto a veranda.

A snug (third reception) sits to the rear of the property and has a window overlooking the garden. Shelving and storage cabinets are built into the alcoves.

Kitchen & Breakfast Room..

The kitchen & breakfast room is well equipped with wall and base units on three sides together with extensive work surfaces with a double sink unit.

In addition to an eye level double oven and electric hob with extractor hood over, integrated appliances include a fridge / freezer, dishwasher and washing machine.

There is also space for a table and chairs.

A door to the rear leads to a small lobby which in turn opens onto the garden.

Conservatory

Substantial wood and uPVC conservatory / garden room.

Accessible from the terrace.

Tiled floor, power points and electric heater.

Door to a handy storage area.

Bedrooms & Bathroom.

The first floor offers four double bedrooms and a family bathroom located off a spacious landing with side window.

Bedrooms 1 and 2 are bright and airy thanks to a dual aspect. The master features a bay window and both have pleasant and elevated views.

Bedrooms 3 and 4 are located to the rear of the house and have a view across the garden. Bedroom 3 has an airing cupboard which conceals the combination boiler. Bedroom 4 has fitted shelving with overhead storage cupboard.

The family bathroom comprises a bath, separate shower, WC and wash hand basin.

Outside

FRONT

The house enjoys an elevated position with deep frontage.

An area laid to lawn is bordered by a sweeping block paved driveway.

A variety of established beds and borders with mature shrubbery and hedgerow offer some privacy and screening.

REAR

The private and meticulously maintained garden is gently sloping and enclosed on all sides and comprises.

Landscaping includes a lower sun terraces and an upper lawn.

There is also a wide variety of well stocked beds and borders which offer year round colour and interest.

Cold water tap and outside lighting.

Room Measurements

Room dimensions (metric and imperial) can be found on the attached floor plans.

Services

Mains electricity, mains water & drainage and mains gas.

EPC Rating:55

Tenure

We are informed that the tenure is Freehold

Council Tax

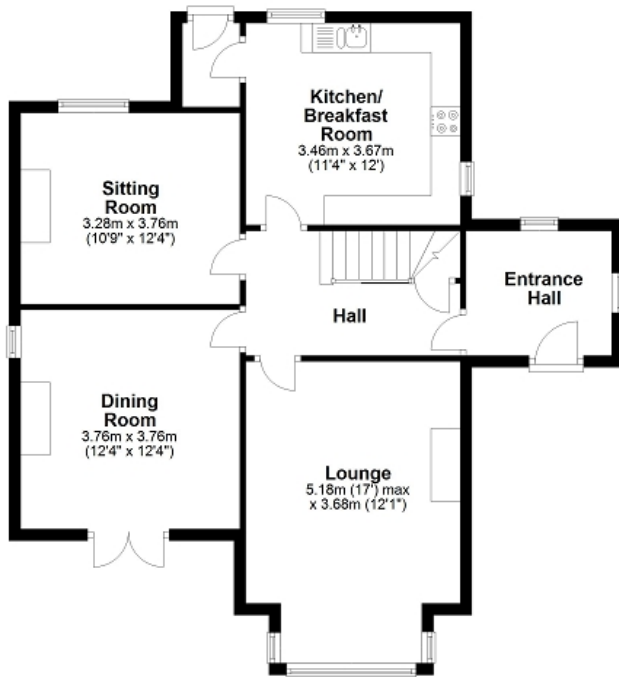
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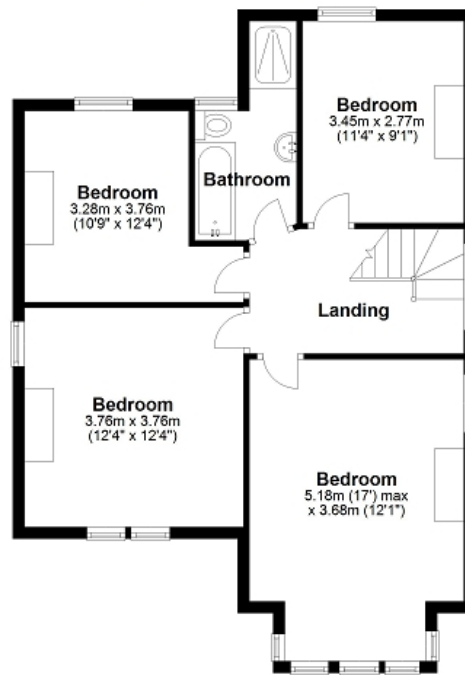
Ground Floor

Approx. 73.8 sq. metres (794.9 sq. feet)



First Floor

Approx. 66.7 sq. metres (718.1 sq. feet)



Total area: approx. 140.6 sq. metres (1513.0 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.