

Millbrook Close,
Dinas Powys,
The Vale Of Glamorgan.
CF64 4DD

450,000



- Detached
- Recent refurbished
- Conservatory
- Cloakroom
- Open plan kitchen with dining area
- Three double bedrooms
- En-suite master bedroom
- Quiet cul de sac
- Driveway



Ref: PRA11296

Viewing Instructions: Strictly By Appointment Only

General Description

Detached and comprehensively refurbished family home.

Accommodation

Location.

Situated in the heart of the charming and sought after village of Dinas Powys and within a short walk of the Square.

This thriving village provides a range of shops, salons, public houses plus a restaurant, coffee shop and delicatessen.

Leisure facilities include tennis, golf and bowling clubs plus beautiful walks over the Common and throughout the surrounding woodland.

What's more, the village is noted for its excellent primary schools.

Dinas Powys is strategically located, being just 5 ½ miles south west of the Capital City and 9 miles south east of J 33 of the M4 Motorway.

The village has excellent transport links to the city centre with Dinas Powys and Eastbrook railway station providing frequent services to Cogan (Penarth), Cardiff and Barry Island.

The village is also served by both Cardiff and Vale of Glamorgan bus services.

Sat Nav

Sat Nav: CF64 4DD

Accommodation.

Accommodation comprises the following key areas:

- o Porch
- o Hallway
- o Cloakroom
- o Living room
- o Conservatory
- o Kitchen / diner

- o Landing
- o En-suite master bedroom with dressing area
- o 2 further double bedrooms
- o Family bathroom

The house benefits from a deep frontage, pleasant garden with patio, lawn and decked sun terrace.

The detached property also offers a garage and driveway.

There have been many upgrades made by the current owners.

In addition to a re-configuration of the first floor accommodation to create an en-suite master bedroom, these include:

- o New boiler
 - o New front door
 - o New internal doors
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- o Renewal of the porch roof (formerly flat, now pitched)
- o New carpets and quality laminate floor finishes
- o Upgrade of the family bathroom
- o New Howdens kitchen
- o Array of integrated appliances including a full height fridge and freezer, dishwasher, washing machine and tumble dryer (all to remain in situ)

Dimensions.

Room dimensions can be found on the attached floor plans.

Services

EPC Rating:58

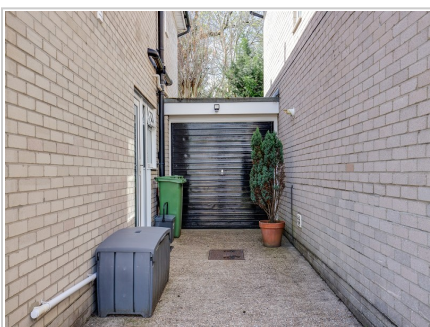
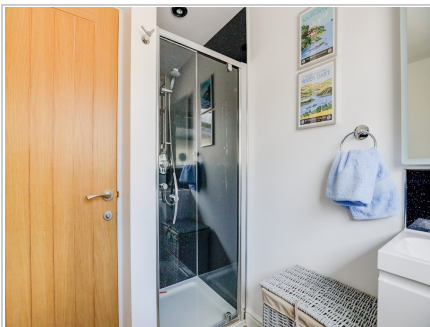
Tenure

We are informed that the tenure is Freehold

Council Tax

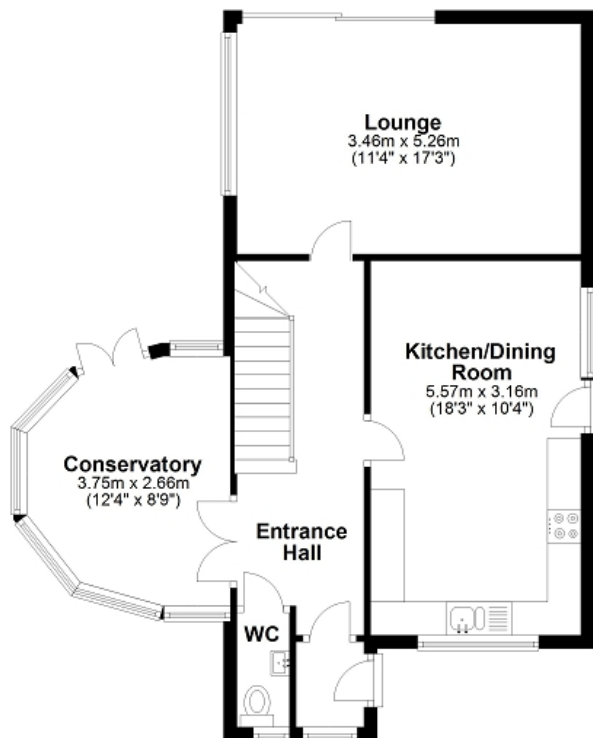
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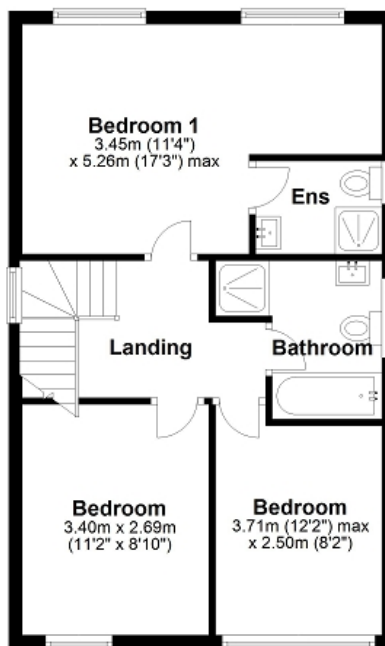
Ground Floor

Approx. 60.4 sq. metres (650.1 sq. feet)



First Floor

Approx. 48.9 sq. metres (525.9 sq. feet)



Total area: approx. 109.3 sq. metres (1176.0 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.