

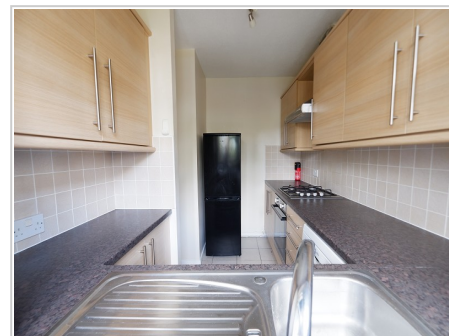
9 Britway Court,
Britway Road,
Dinas Powys,
V Of G.
CF64 4AL

205,000



- Ground floor flat
- Spacious living area
- 2 double bedrooms
- Bathroom with mobility walk-in shower
- Smart WC with wash & dry bidet function
- New uPVC double glazing
- Gas fired central heating
- Dedicated car parking
- Visitor parking

Ref: PRA11298



General Description

2 double bedroom GROUND FLOOR apartment with secure car parking. Forming part of the popular Britway Court development & located in the heart of the village. NO CHAIN.

Accommodation

Communal Entrance Hallway

The well presented ground floor flat has well maintained communal areas and can be accessed via Britway Road.

The flat has an intercom door entry system.

It also has a dedicated pigeon hole for post.

Accommodation.

The accommodation comprises:

- o Carpeted hallway with door entry system and pair of generous airing & storage cupboards (one accommodating the hot water cylinder)
- o Carpeted living & dining area with bow window and attractive focal gas fireplace
- o Kitchen with wall and base units, work tops, sink and drainer unit, fitted electric oven with gas hob and extractor hood over. Also space / plumbing for appliances including a washing machine and fridge / freezer
- o Carpeted master bedroom with fitted wardrobes and vanity unit
- o Carpeted second double bedroom
- o Recently updated bathroom with mobility walk in shower, wash hand basin and smart WC with wash and dry bidet function

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 area: 6.00m x 3.80m
 - o Kitchen: 3.25m x 2.00m
 - o Bed 1: 3.90m x 3.15m
 - o Bed 2: 3.00m x 2.40m
 - o Bathroom: 2.00m x 1.65m
-

Tenure

Share of freehold.

A low service charge is payable in the sum of c.£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:65

Tenure

We are informed that the tenure is Share of Freehold

Council Tax

Band E

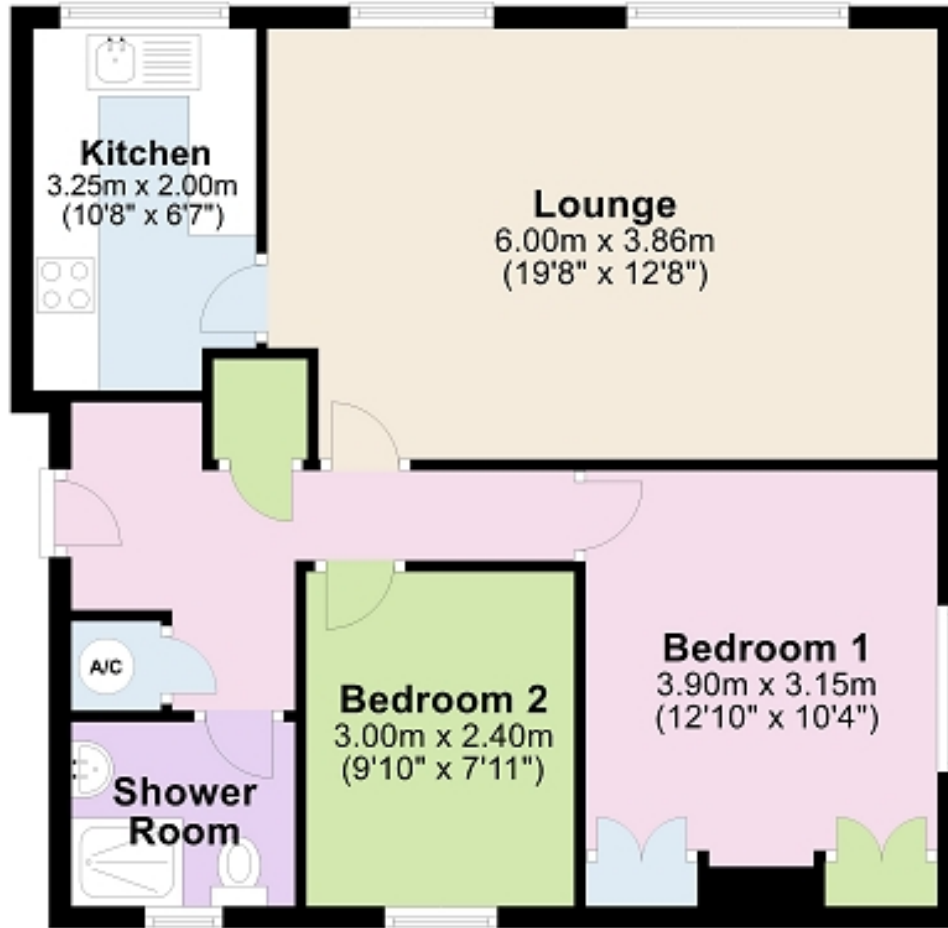




9 Britway Court, Dinas Powys, CF64 4AL

Ground Floor

Approx. 62.1 sq. metres (668.5 sq. feet)



Total area: approx. 62.1 sq. metres (668.5 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.