



## Drylla, £325,000

- Three Double Bedrooms
- Internal Home Office
- Full Width Kitchen/Diner
- Driveway Parking & Garage
- Master Bedroom With Ensuite
- EPC Rating: C



 3  2  1



## About the property

A well presented and extended end of terrace family home located in Southra Park in Dinas Powys. Comprising of an entrance, porch, hallway, lounge, kitchen/diner, cloakroom, landing, shower room, home office and three double bedrooms. Benefits include driveway parking, rear garden & garage.

## Accommodation

### Entered

Via a UPVC double glazed entrance door with UPVC double glazed side panes and UPVC double glazed windows to each side.

### Porch

Ceramic tiled floor. Secondary UPVC double glazed door with obscure glass panes opens into:

### Hall

Doors lead to lounge, cloakroom & kitchen/diner. Stairs rising to first floor with under stair storage. Ceramic tiled floor. Radiator. Power point. Coved ceiling.

### Cloakroom

Fitted with a dual flush low level W.C. UPVC obscure double glazed window to side. Ceramic tiled floor.

### Lounge

14' 10" max x 11' 3" max ( 4.52m max x 3.43m max )

UPVC double glazed window to side. Radiator. Power points.

### Kitchen / Diner



11' 9" max narrowing to 9' 8" x 17' 10" max ( 3.58m max narrowing to 2.95m x 5.44m ) Fitted with a range of wall and base level units finished in handleless high gloss white with a complementary work tops. Composite one and a half bowl sink with mixer tap. Ceramic tiled splash backs. Plinth LED lighting. Plinth electric heated. Integrated microwave. Gas & electric points with space for range cooker. Integrated automatic washing machine. Breakfast bar. Amtico style flooring. Inset spotlights. Integrated fridge freezer. UPVC double glazed window to rear. UPVC double glazed French doors open to rear garden.

#### Ensuite

Fitted with a three piece suite comprising of a corner shower with a wall mounted electrically operated shower with folding shower doors. Pedestal wash hand basin. Low level dual flush W.C. Heated towel rail finished in chrome. Ceramic floor tiles. Extractor fan. Inset spotlights. UPVC obscure double glazed window to rear.

#### First Floor Landing

Doors lead to shower room, two bedrooms & office. Landing storage cupboard. UPVC double glazed window to side.

#### Front Garden & Driveway

A block paved driveway able to accommodate a couple of vehicles. Outside power. Range of plants & mature shrubs. Wooden gate giving access to rear garden.

#### Shower Room

Fitted with a three piece suite comprising of a corner shower with wall mounted electrically operated shower & sliding doors. Pedestal wash hand basin. Low level dual flush W.C. Heated towel rail finished in chrome. Extractor fan. Ceramic wall tiles. UPVC obscure double glazed window to rear.

#### Rear Garden

A rear garden with brick wall & wooden fenced boundaries. Block paved patio. Area laid with artificial grass. Range of plants & shrubs. Outside lighting. Outside power. Outside water tap. Wooden gate giving access to front drive.

#### Bedroom Three

10' 7" extending to 13' " into recess max x 11' 3" max ( 3.23m extending to 3.96m into recess max x 3.43m max )UPVC double glazed window to rear. Radiator. Power points.

#### Garage

We have been advised by the vendor that the property comes with a garage located in a separate block, just around the corner from the property.

#### Bedroom Two

11' 6" max x 9' 10" extending to 11' 3" max ( 3.51m max x 3.00m extending to 3.43m max )UPVC double glazed window to front. Radiator. Power points. Built in wardrobe with hanging rail & over head storage.

#### Office

8' 6" x 7' 8" ( 2.59m x 2.34m )Previously a bedroom however has now been converted into a home office with a staircase rising to master bedroom. UPVC double glazed window to front. Radiator. Power points.

#### Master Bedroom

18' 7" max x 17' 7" max narrowing to 9' 6" min ( 5.66m max x 5.36m max narrowing to 2.90m min )UPVC double glazed window to rear. Velux double glazed centre pivoting roof window to front. Radiator. Smooth plastered walls & ceiling. Power points. Door opens to:

## Floorplan



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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