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Lettons Way, Dinas Powys  
£600,000

# About the property

Introducing this three storey, five bedroom family residence located in a quiet, tree lined cul de sac in Dinas Powys. This property internally comprises of an entrance hallway, cloakroom, dining room, lounge, kitchen, utility room, first floor landing, four bedrooms on the first floor with a fifth bedroom located in an attic conversion with front dormer. Externally there is a paved driveway leading to a garage and a patio area with an well established range of plants & mature shrubs. The rear garden is south westerly facing and has an array of plants, trees & mature shrubs. Dinas Powys has a real village feel and offers a small selection of cafe's, restaurants, public houses and a golf club. Located within the Vale Of Glamorgan and offers easy access to Cardiff City Centre, the towns of Penarth to the east and Barry to the west.



## Accommodation

### Entered

Via a UPVC double glazed door into:

### Hallway

Doors lead to lounge, dining room, kitchen & cloakroom. Stairs rising to first floor. UPVC double glazed window to front on half landing. Radiator. Power points.

### Cloakroom

Fitted with a two piece suite comprising of low level W.C. Wall mounted wash hand basin with ceramic tiled

splashback. UPVC obscure double glazed window to front.

### Lounge

21' max x 17' 4" max narrowing to 11' 2" min ( 6.40m max x 5.28m max narrowing to 3.40m min ) two UPVC double glazed windows to rear with a UPVC double glazed window to side. UPVC double glazed door opens to rear garden. Two radiators. Fire place set in stone surround & hearth with a wooden mantle. Coved & textured ceiling. Thermostatic temperature control.

### Dining Room



10' 8" x 9' 10" ( 3.25m x 3.00m )

UPVC double glazed windows to front & side. Radiator. Coved ceiling. Power point.

## Kitchen

11' 5" max x 11' max ( 3.48m max x 3.35m max )

Fitted with a range of wall & base level units with complementary work tops. Stainless steel sink & drainer. Space for fridge. Gas point for cooker. Cupboard housing Potterton floor mounted gas fired boiler. UPVC double glazed windows to rear & side. Power points. Door leading into:

## Utility Area

UPVC double glazed door opens to the rear garden. UPVC door gives access to the front of the property. Plumbing for automatic washing machine. Built in storage cupboards. Door into:

## Utility Room

UPVC double glazed window to side. Power points. Wall mounted Belfast sink.

## Landing

Doors leading to four of the five bedrooms & bathroom. Landing storage cupboard. Power point. Stairs rising to second floor.

## Bedroom One

10' 7" x 11' 4" min to robes ( 3.23m x 3.45m min to robes )

UPVC double glazed window to front. Radiator. Coved ceiling. Wall to wall fitted wardrobe with sliding mirror doors.

## Bedroom Two

11' 5" max x 11' extending to 12' max ( 3.48m max x 3.35m extending to 3.66m max )

UPVC double glazed window to rear. Radiator. Power points. Coved ceiling. Fitted wardrobes with hanging rail, shelves & overhead storage.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## 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.