

 4  2  3

Hazel Grove, Dinas Powys

£575,000

 **peter
alan**

02920 513151
dinaspowys@peteralan.co.uk



About the property

Primary Schools:- Dinas Powys Primary School, St Andrew's Major, St Joseph's RC Primary School, Ysgol Pen y Garth.

Secondary Schools:- St Cyres Comprehensive School, Ysgol Gymraeg Bro Morgannwg, St Richard Gwyn RC High School.

Close to local amenities; Cwm George & Casehill Woods Woodland Trust, the Village, Dinas Powys community centre and library, Bowls club, supermarkets, Train station, link roads leading to M4 corridor.

Comprising of hallway, cloakroom, living room, additional reception room, kitchen/ diner, larger than average converted garage, landing, 4 double bedrooms, family bathroom, dressing room, en suite to master bedroom, larger than average corner plot with full potential to extend further *stpp*. Summer house, greenhouse and storage shed.

Accommodation

Entrance Hall

UPVC, radiator, parqet flooring.

Lounge

18' 6" x 12' 4" (5.64m x 3.76m)
TV point, power points, radiator, patio doors to rear garden. Open to Reception Room.

Reception Room

16' 10" x 11' 5" (5.13m x 3.48m)
Carpet, power points, radiator, fitted wardrobes, patio doors to rear garden.

Kitchen/Diner

17' 10" x 10' 8" (5.44m x 3.25m)
Parqet flooring, two windows to front, space for utilities and power radiators.

Landing

Carpet, fitted cupboard and window to front.

Shower Room

W.C, wash hand basin, shower, tiled, radiator.

Study Area

11' 3" x 10' 7" (3.43m x 3.23m)
Carpet, power points, radiator, window to front.

Bedroom 1

15' 11" x 8' 8" (4.85m x 2.64m)
Carpet, power points, radiator, window to rear.





Bedroom 2

12' 4" x 9' 3" + wardrobe (3.76m x 2.82m + wardrobe)

Carpet, power points, radiator, window to rear.

Bedroom 3

12' 10" max x 8' 8" max (3.91m max x 2.64m max)

Fitted wardrobe, carpet, power points, radiator, window to rear.

Bathroom

W.C, wash hand basin, bath, over head shower, radiator, window to front.

Bedroom 4

13' 10" + wardrobe x 9' 6" (4.22m + wardrobe x 2.90m)

Fitted wardrobe, carpet, power points, radiator, window to rear.

Outbuildings

18' 10" x 15' 10" (5.74m x 4.83m)

Converted garage.







02920 513151

dinaspowys@peteralan.co.uk



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

