

# KNIGHTS



Residential & Commercial Sales and Letting Agents



## Lee Close

, Dinas Powys, CF64 4JN

£280,000

Welcome to Lee Close, Dinas Powys - a charming property that offers a fantastic opportunity for a new homeowner. This delightful house boasts 2 reception rooms, 3 bedrooms, and 1 bathroom, providing ample space for comfortable living.

Situated in a great location, this property offers convenience and accessibility to local amenities. With parking available for 2 vehicles, you'll never have to worry about finding a spot for your car.

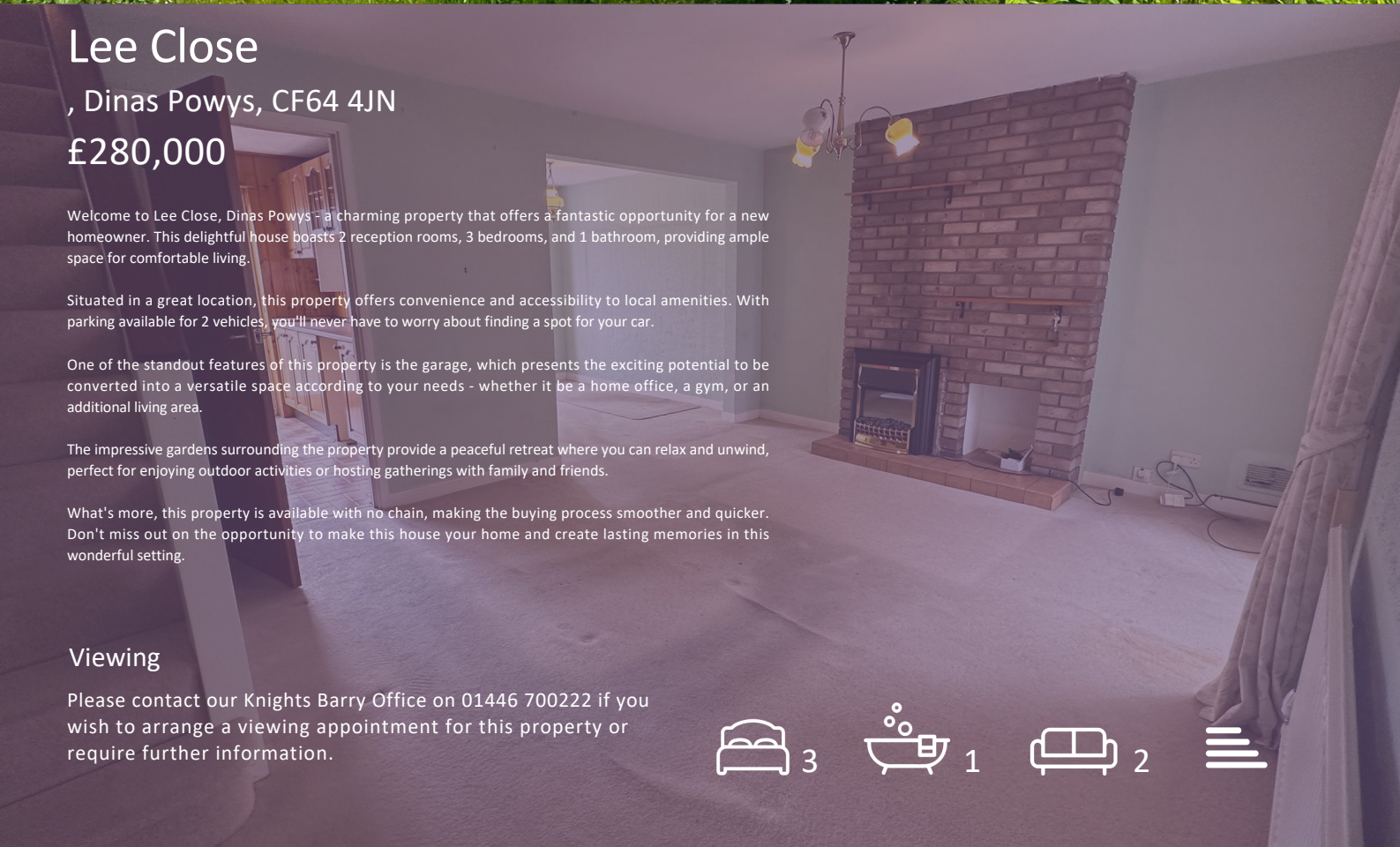
One of the standout features of this property is the garage, which presents the exciting potential to be converted into a versatile space according to your needs - whether it be a home office, a gym, or an additional living area.

The impressive gardens surrounding the property provide a peaceful retreat where you can relax and unwind, perfect for enjoying outdoor activities or hosting gatherings with family and friends.

What's more, this property is available with no chain, making the buying process smoother and quicker. Don't miss out on the opportunity to make this house your home and create lasting memories in this wonderful setting.

### Viewing

Please contact our Knights Barry Office on 01446 700222 if you wish to arrange a viewing appointment for this property or require further information.



## ENTRANCE

Via UPVC door leading into;

## HALLWAY

8'5" x 3'11"

Feature wood panelling to the walls. Built in storage cupboard with hanging space and shelving. Radiator. Fitted carpet. Door into;

## LIVING ROOM

16'11" x 12'5"

UPVC double glazed windows to the front elevation. Feature brick fireplace with gas fire in situ. Staircase rising to first floor landing with under stair storage cupboard. Radiator. Fitted carpet. Door into kitchen and open to;

## DINING ROOM

10'0" x 8'0"

UPVC double glazed patio doors to the rear overlooking and leading to the rear garden. Serving hatch into the kitchen. Radiator. Fitted carpet.

## KITCHEN

10'5" x 8'4"

UPVC double glazed window and door to the rear elevation overlooking and leading to the rear garden. Wood panelling to the walls. Range of Wall and base units with work surfaces over. Stainless steel sink and drainer with mixer tap over. Built in oven with four ring electric hob and extractor fan above. Tiling to splash back areas. Ample space and plumbing for white goods. Radiator. Tiling to floor.

## FIRST FLOOR LANDING

Access to loft space. Built in storage cupboard housing the wall mounted combination boiler. Fitted carpet. Doors off to all rooms.

## BEDROOM ONE

12'0" x 9'9"

UPVC double glazed window to the front elevation. Coving to ceiling. Range of built in furniture including wardrobes and vanity/desk. Radiator. Fitted carpet.

## BEDROOM TWO

10'7" x 8'1"

UPVC double glazed window to the rear elevation. Range of built in furniture including wardrobes and vanity/desk. Radiator. Fitted carpet.

## BEDROOM THREE

8'11" x 6'11"

UPVC double glazed window to the front elevation. Coving to ceiling. Built in wardrobe. Radiator. Fitted carpet.

## BATHROOM

5'6" x 5'4"

UPVC double glazed obscure window to the rear elevation. Tiling to all walls. Bath with twin taps and shower over. Pedestal wash hand basin with twin taps over. Radiator. Tile effect flooring.

## W/C

5'5" x 2'9"

UPVC double glazed obscure window to the rear elevation. Low level W/C. Tiling to all walls. Fitted carpet.

## GARDENS

Enclosed rear garden laid mainly with patio slabs. Lawn area to the side. To the front elevation you have lawn with mature shrubs. Driveway and access to the garage.

## GARAGE

20'7" x 8'5"

Access via up and over door to the front for vehicle access or UPVC door to the side. Power and Lighting. Potential to convert into reception room/home office \*stpp\*

## Area Map



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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