



DRYLLA

DINAS POWYS

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, C F 64 4U L

£325,000 -

FREEHOLD



3 Bed



2 Bath



1140.00 sq ft

Knights are delighted to offer for sale this extended end of terrace family home located in the very popular Southra Park area of Dinas Powys with a short walk to the train station, local amenities and short drive into Cardiff and Barry.

The property has been extended with a loft conversion with a rear facing dormer. The property comprises: Entrance, porch, hallway, lounge, kitchen/diner, three double bedrooms, office space, en-suite, family bathroom and downstairs w.c. Also benefits from off road parking, detached garage and rear garden.

ENTRANCE

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

PORCH

Ceramic tiling. UPVC double glazed door with obscure window leading into;

HALLWAY

Coving to ceiling. Stairs rising to first floor with under stairs storage and fitted carpet. Ceramic tiled flooring and doors leading to Lounge, Kitchen and w.c.

LOUNGE

14'10" x 11'3"

UPVC double glazed window with modern fitted blinds to front elevation. Radiator. Fitted carpet.

KITCHEN/DINER

9'8" x 17'10"

UPVC double glazed window and french doors to the rear elevation looking over the garden. Range of high gloss wall and base units with laminate work surfaces. Composite one and a half bowl sink with mixer tap over. Ceramic tile splash backs. Space for range cooker with gas and electric points. Integrated washing machine, dishwasher and fridge freezer. Spotlights to ceiling and plinths. Built in breakfast bar. Amtico style flooring.

W.C

UPVC double glazed obscure window to the side elevation. Continuation of the ceramic tiled flooring from the hallway. Wash hand pedestal basin.

FIRST FLOOR LANDING

UPVC double glazed window to the side elevation. Storage cupboard. Doors leading to bedrooms.

BEDROOM TWO

11'3" x 9'10"

UPVC double glazed window with modern fitted blinds. Built in wardrobe with over head storage and hanging rail. Radiator. Fitted carpet.

BEDROOM THREE

11'3" x 10'7"

UPVC double glazed window with modern fitted blinds. Radiator. Fitted carpet.

BATHROOM

UPVC double glazed obscure window to rear. Three piece suite comprising: Low level w.c, Pedestal wash hand basin, wall mounted electric shower with sliding doors. Ceramic wall tiles to all splash back areas. Chrome heated towel rail. Extractor fan.

OFFICE

8'6" x 7'8"

UPVC double glazed window to the front elevation. Radiator. Stairs leading up to the Master Bedroom.


MASTER BEDROOM

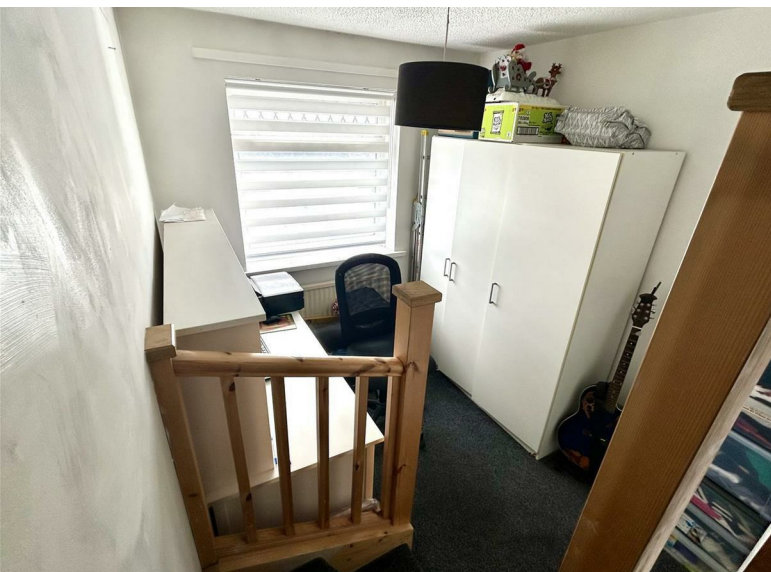
18'7" x 17'7"

UPVC double glazed window to the rear elevation. Velux window to the front elevation. Radiator. Dorr leading to:





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	85
England & Wales	EU Directive 2002/91/EC 	



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