

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



DRYLLA



#### **PORCH**

Brick based with side glazed panels and windows on either side, ceramic tiling. UPVC double glazed door with obscure window leading into;

#### **HALLWAY**

Stairs rising to first floor with under stairs storage, ceramic tiled flooring, access to all rooms.

#### **CLOAKROOM**

Fitted with a close coupled wc, window to side.

#### **LOUNGE**

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

Extended and now providing a spacious living room, window to front, TV point.

#### **KITCHEN BREAKFAST**

2.95 x 5.44 (9'8" x 17'10")

UPVC double glazed window and French doors to the rear looking over the garden. Range of high gloss wall and base units with laminate work surfaces including peninsular breakfast bar. 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, tumble drier and fridge freezer. Spotlights to ceiling and plinths. Built in breakfast bar. Quality Karndean flooring.

#### **FIRST FLOOR LANDING**

UPVC double glazed window to the side elevation, linen cupboard with shelving.

#### **BEDROOM TWO**

3.43 x 3.00 (11'3" x 9'10")

Double bedroom, window to front, built in double wardrobe with cupboard over.

#### **BEDROOM THREE**

3.43 x 3.23 (11'3" x 10'7")

Double bedroom, window to rear, open double wardrobe now utilized as a home office space with desk and shelving.

#### **SHOWER ROOM**

Three piece modern 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, window to rear.

#### **OFFICE**

2.59 x 2.34 (8'6" x 7'8")

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

#### **MASTER BEDROOM**

5.66 x 5.36 (18'7" x 17'7")

Impressively large master double bedroom with a rear dormer window plus front velux roof window, storage within the eaves.

#### **EN-SUITE**

UPVC double glazed window to the rear elevation. Three piece suite modern white suite comprising of wall mounted electric shower with glass surround, pedestal wash hand basin and low level w.c. Extractor fan. Chrome heated towel rail. Ceramic floor tiles.

#### **FRONT ELEVATION**

Block paved driveway for two vehicles. Surrounded by mature plants and shrubs. Outside power points. Wooden gate leading to rear garden along the side of the house.

#### **REAR GARDEN**

Enclosed and Westerly facing with brick walls and wooden fencing. Mainly laid with artificial grass and block paved patio. Outside tap.

#### **GARAGE**

The garage is located in a separate block around the rear of the property near a children's park.

#### **INFORMATION**




We believe the property is Freehold.  
Council Band D £1,950.90 - 2024/2025



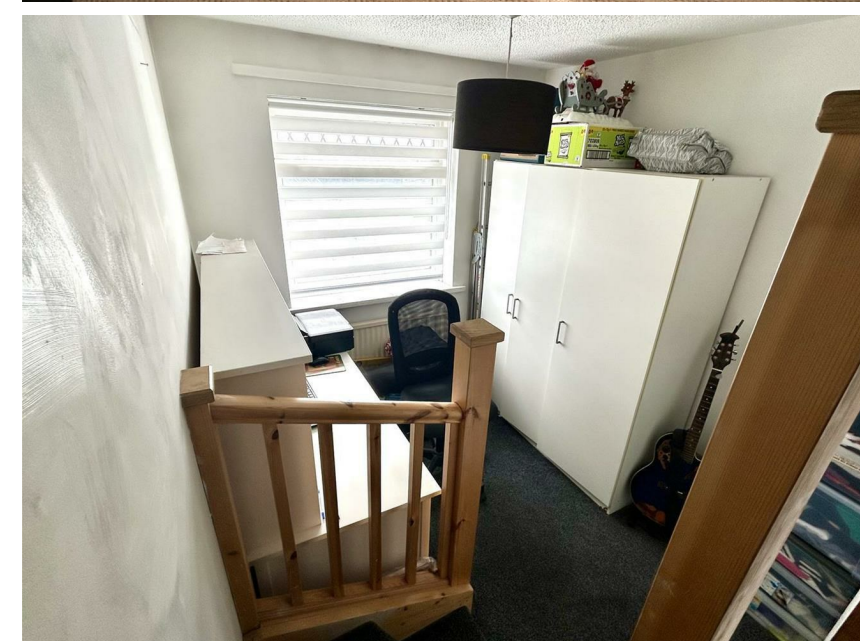


## DRYLLA

, CF64 4UL - £325,000

 3 Bedroom(s)  2 Bathroom(s)  1248.00 sq ft

Located on the popular Southra development in Dinas Powys you will find this semi detached property. Benefitting from a full dormer loft conversion. Now providing a spacious and versatile family home. Further benefitting from fitted solar panels for free electricity in the summer months and providing an income. Briefly comprising an entrance porch, hall, cloakroom, extended lounge, modern kitchen/breakfast room - stylish kitchen fully integrated with range cooker, fridge, freezer, washing machine and tumble drier. To the first floor there are 2 double bedrooms - built in wardrobes plus modern shower room/wc and a study with staircase rising to the impressively large master bedroom - en suite shower room. Complimented with gas central heating and upvc double glazing. The open frontage - brick paved provides twin off road parking plus side access leads to a generous enclosed rear garden - Westerly facing. In addition to the front parking there is a single garage located within a block nearby. Viewing highly recommended.



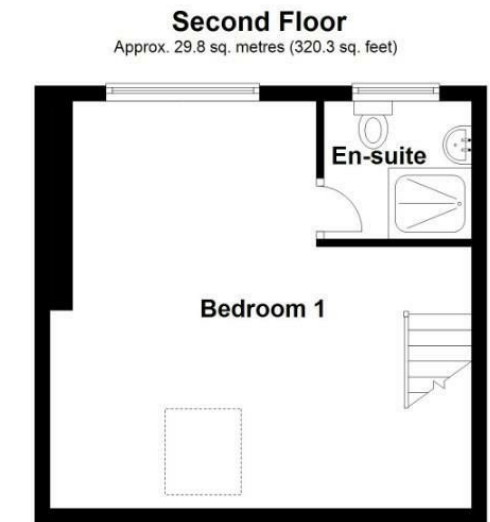
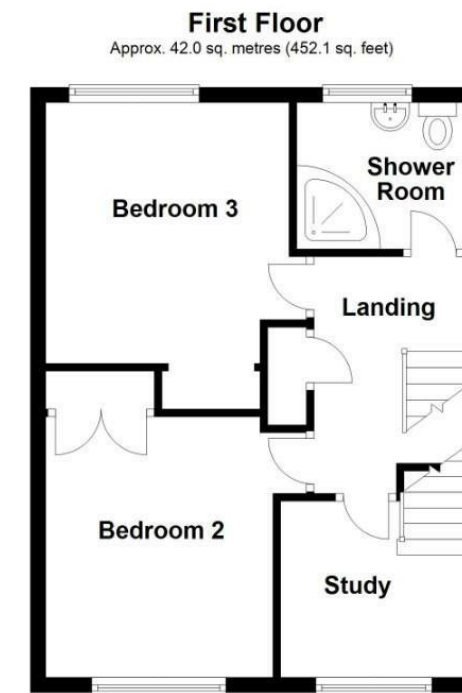
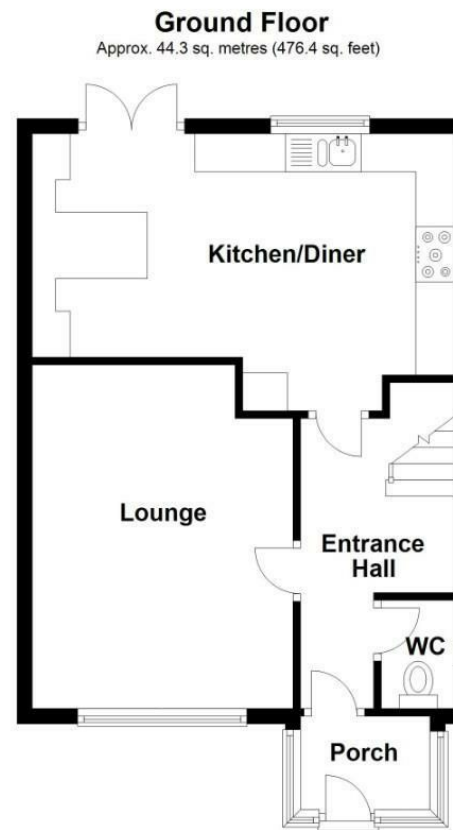
### PROPERTY SPECIALIST

Mr Paul Davies  
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Negotiator





Drylla, Dinas Powys



Total area: approx. 116.0 sq. metres (1248.9 sq. feet)



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