



ST ANDREWS ROAD

DINAS POWYS





ST ANDREWS ROAD

DINAS POWYS, CF64 4BL - £320,000



2 bedroom(s)



1 bathroom(s)



sq ft

Offered for sale with NO ONWARD CHAIN, Age-exclusive living for over 50's. Approached along a private, tree-lined driveway and set around generous, landscaped gardens is this stylish ground floor two bedroom apartment which enjoys a lovely setting.

The site is very well situated, occupying a gently elevated position just off St Andrews Road and enjoying some fine views of the surrounding countryside. It is tucked discretely behind St Andrews Major primary school and next to the popular Dinas Powys Lawn Tennis Club. It is a quiet position from which to enjoy the varied facilities on offer locally including the bowls, golf and rugby clubs, the shopping amenities of the village centre and the many country walks on the doorstep.

Dinas Powys is a thriving village and provides a range of shops, salons, public houses and takeaways together with a cafe, restaurant, deli and coffee shop. Dinas Powys is an easy commute from Cardiff, being just 5 miles south west of the capital city and 9 miles south east of J33 of the M4 motorway. The village has excellent transport links to the city centre with Dinas Powys railway station providing frequent services to Cardiff and the Vale of Glamorgan. Bus services operated by both Cardiff and Vale of Glamorgan operate within the village.

PROPERTY SPECIALIST

Mr Jeff Hopkins

jeff@jeffreyross.co.uk


029 2041 5161

Valuer







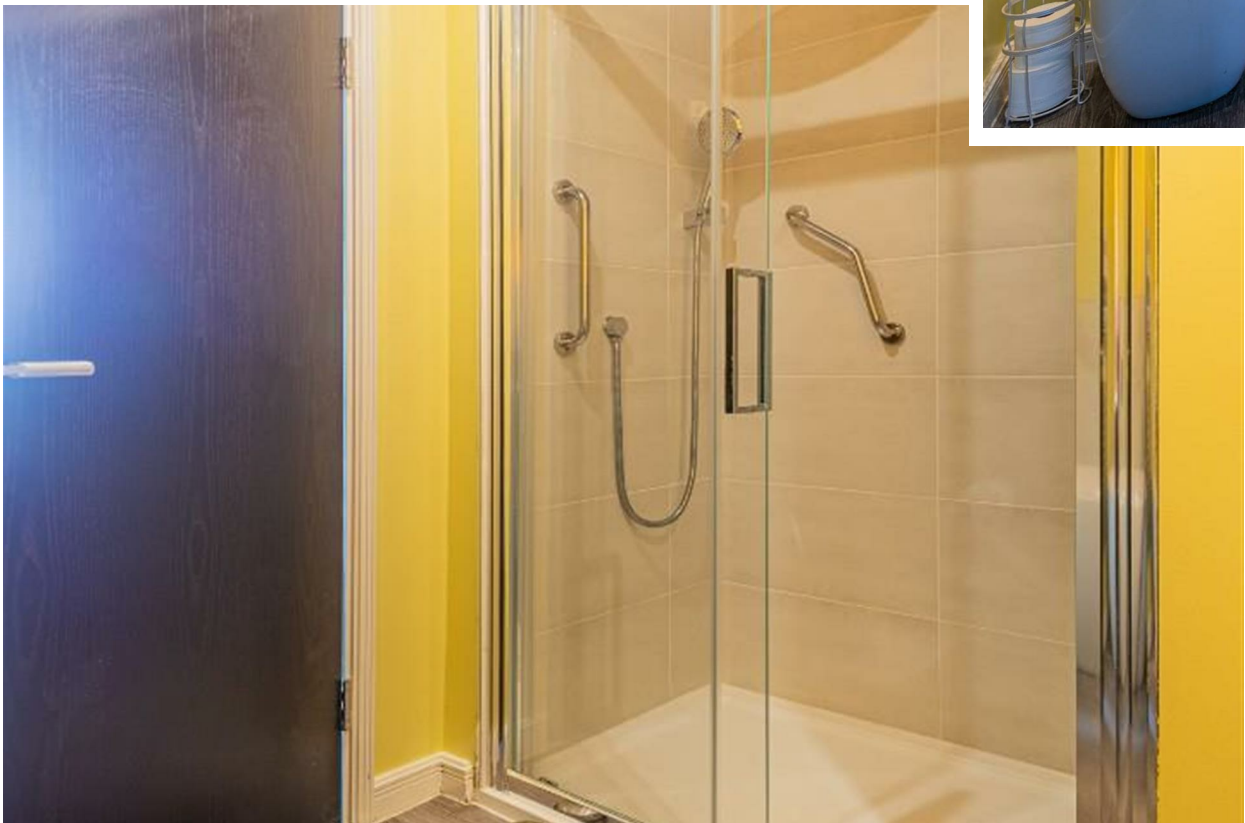
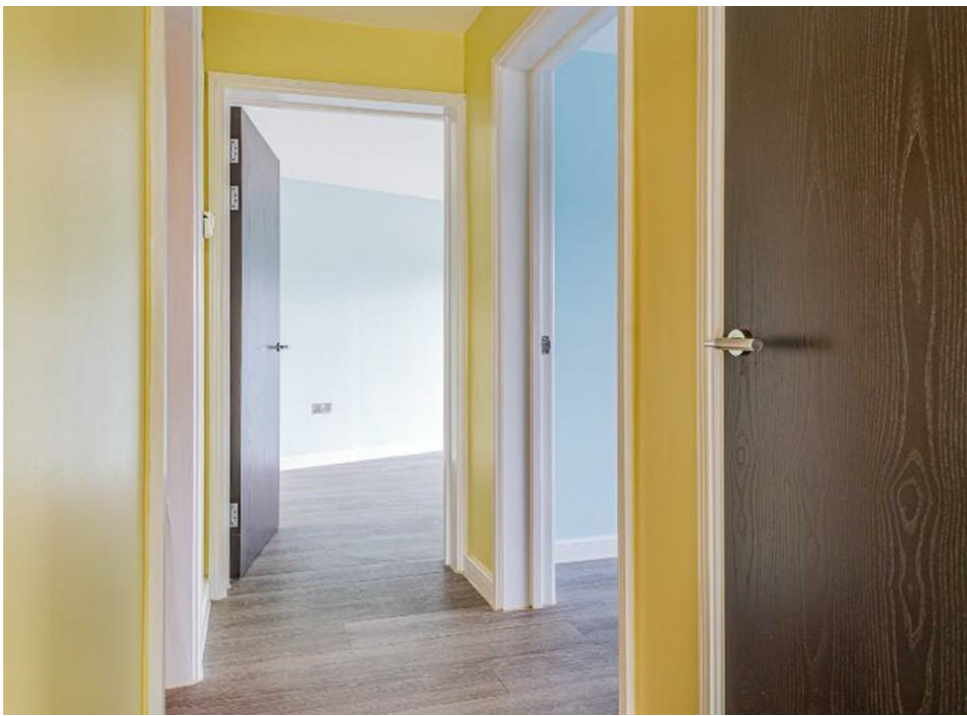
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

















ENTRANCE HALLWAY

Two very useful storage cupboards..

FLOORING

Realistic wood look luxury vinyl flooring throughout with underfloor heating.

LIVING ROOM

3.99m x 6.48m (13'1 x 21'3)

Patio doors to the patio at the front.

KITCHEN

3.99m x 2.57m (13'1 x 8'5)

Fitted with a range of quality modern units base and wall mounted units including an island unit incorporating a breakfast bar. Integrated appliances include oven, induction hob, fridge/freezer, dishwasher, wine cooler/chiller. Patio doors to the private rear patio.

BATHROOM

3.02m x 2.18m (9'11 x 7'2)

INNER HALLWAY

Storage cupboard.

BEDROOM 1

4.01m x 4.06m (13'2 x 13'4)

Custom made fitted wardrobes. Patio doors onto the rear private patio.

BEDROOM 2

2.57m x 3.96m (8'5 x 13'0)

Storage cupboard containing the boiler.

HEATING

Underfloor heating

OUTSIDE

Approached along a private tree lined driveway and set in lovely communal landscaped grounds with private patio areas. Allocated residents parking plus visitors parking. There is a separate general storage unit (for bikes etc) within which the flat has its own lockable private unit.

SERVICE CHARGE

We understand this is currently set at £2083 per annum

TENURE

We are informed that the property is Leasehold with approximately 120 years remaining of a 125 year lease at an annual ground rent of £250

COUNCIL TAX

Band F

UPRN

64110768 <https://www.findmyaddress.co.uk/search>



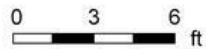
“ Approached along a private, tree-lined driveway and set around generous, landscaped gardens is this stylish ground floor two bedroom apartment which offers age-exclusive living for over 50's in a lovely setting.

Comments by Mr Jeff Hopkins

”

St Andrews Road, Dinas Powys, CRF

Ground Floor Apartment Interior Area 840.33 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

www.jeffreyross.co.uk

Jeffrey Ross