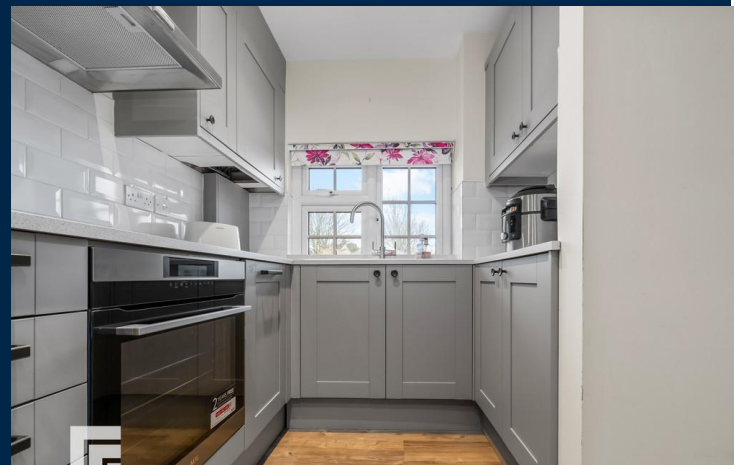




BRITWAY COURT
BRITWAY ROAD
DINAS POWYS CF64 4AL

OFFERS IN EXCESS OF
£210,000



FIRST FLOOR APARTMENT



2



1



1



1

TENURE: SHARE OF FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 678.126

VIEWING: STRICTLY BY APPOINTMENT

BRIGHT AND SPACIOUS, FIRST FLOOR, TWO BEDROOM APARTMENT IN DINAS POWYS MGY are delighted to bring to market this larger than average, two bedroom, first floor apartment situated on Britway Road, Dinas Powys. The accommodation briefly comprises entrance hallway, lounge/diner, kitchen, two double bedrooms and bathroom. The property further benefits from allocated parking, New uPVC double glazing throughout and is sold with a share of the freehold. Individual large storage shed. *Viewing highly recommended*

ENTRANCE HALL

Entered via front door leading from communal hallway. Amtico flooring. Power points. Pendant light fitting. Radiator. Doors to all rooms.

LOUNGE/DINER

19' 8" x 13' 1" (6.00m x 4.00m)
Amtico flooring. Double glazed bay window with inset shutter blinds with additional double glazed window alongside. Two pendant light fittings. Power points. Radiator. TV and telephone point. Wall entry system. Opening into :-

KITCHEN

10' 4" x 6' 6" (3.15m x 2.00m)
Continuation of Amtico flooring. Modern fitted kitchen with a range of wall, base and drawer units with Quartz worktops over incorporating electric hob with extractor above and oven beneath and inset sink with hot and cold taps over. Quooker instant boiling water tap. Tiled splashback. Integrated AEG appliances such as fridge/freezer, washing machine and dishwasher. Double glazed window. Power points. Pendant light fitting.

BEDROOM ONE

13' 5" x 12' 8" (4.10m x 3.87m)
Continuation of Amtico flooring. Pendant light fitting. Power points. Radiator. Double glazed window with inset shutter blinds.

BEDROOM TWO

10' 2" x 7' 6" (3.12m x 2.30m)
Continuation of Amtico flooring. Radiator. Power points. Double glazed window with inset shutter blinds. Pendant light fitting.

BATHROOM

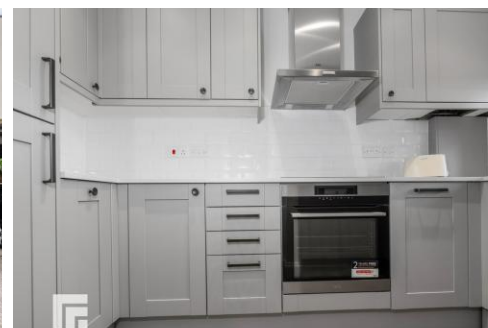
6' 6" x 6' 6" (2.00m x 2.00m)
Fully tiled walls and flooring. Obscure double glazed window. Pendant light fitting. WC. Vanity wash hand basin with hot and cold over and storage beneath. Panelled bath with mixer tap over and mains powered shower above. Heated towel rail. Extractor fan.

TENURE

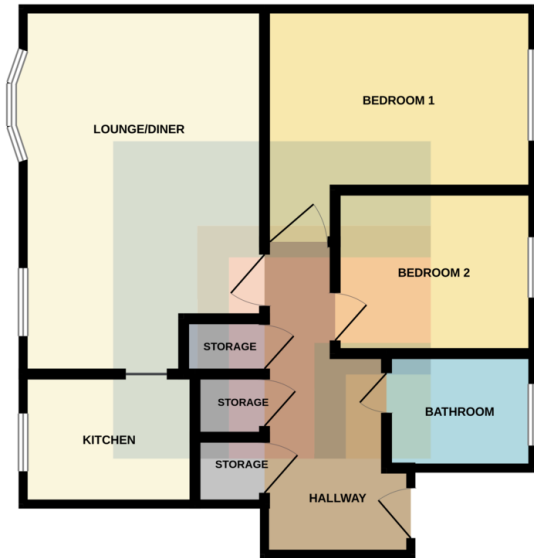
MGY are advised that the property is leasehold, with a term of 999 years from 2008. This property is to be sold with a share of the freehold. Service charges of £1673.72 per annum. No ground rent.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropex C2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PENARTH 029 2047 5191

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