



**Raglan Close, Dinas Powys, CF64 4NW**

## **Welcome to**

### **Raglan Close, Dinas Powys**

An extended two bedroom bungalow with NO CHAIN, conveniently located in the sought after village of Dinas Powys, within walking distance to local shops and bus route. Benefitting from a spacious entrance hall and lounge, kitchen/breakfast room, large conservatory, parking and gardens.

#### **Entrance Hall**

Entered via a part patterned double glazed door with double glazed window to side leading to a spacious open entrance hall with opening to the principal lounge and doors to two bedrooms and bathroom, airing cupboard housing a 'Worcester' combination boiler, radiator, loft access with pull-down ladder

#### **Lounge**

11' 11" x 17' 6" ( 3.63m x 5.33m )

A very nicely proportioned reception room with double glazed picture window to front, feature fireplace with inset gas fire, radiator, door to Kitchen

#### **Kitchen/ Breakfast Room**

13' 3" x 10' 4" ( 4.04m x 3.15m )

Double glazed sliding door leading to the conservatory, double glazed window into conservatory, an extensive range of floor and wall mounted kitchen units with contrasting work surface over, integrated electric oven with electric hob and cooker hood above, spaces for dishwasher and fridge, one and a half bowl sink and drainer unit with mixer tap, tiled walls, radiator, spot lights, tiled floor, space for table and chairs.

#### **Conservatory**

25' 11" x 9' 5" ( 7.90m x 2.87m )

Double glazed windows to rear and side providing views onto the private garden, radiator, doors to utility/laundry Room.

#### **Utility Room/ Laundry Room**

Previously the garage, this useful space benefits from a double glazed window to rear, single bowl and drainer sink unit with mixer tap over, floor mounted kitchen units with tiled work surface over, spaces for washer/dryer and fridge-freezer, door to study/reception room

#### **Study/reception Room**

9' 8" x 10' 2" ( 2.95m x 3.10m )

Double glazed window to front, radiator, spots.





### **Bedroom 1**

10' 4" x 11' 9" ( 3.15m x 3.58m )

Double Glazed window into conservatory, exposed wood block flooring, radiator, built in wardrobes with mirrored doors

### **Bedroom 2**

10' 4" x 9' 6" ( 3.15m x 2.90m )

Double glazed window to front, built in cupboard, built out wardrobes, radiator,

### **Bathroom**

6' 6" x 5' 6" ( 1.98m x 1.68m )

Double glazed window to rear, WC, pedestal wash hand basin, panelled bath with period style mixer taps, shower screen and 'Mira' shower over bath, tiled walls and floor, ladder style radiator.



### **Front Garden**

Laid to lawn with low level boundary wall and shrub boarder, driveway for 2/3 cars, side access to rear garden.

### **Rear Garden**

A manageable sized garden with timber fencing and block wall boundaries providing privacy to the rear, laid predominantly to lawn with paved patio area and low level shrub borders, outside water tap, outdoor power point, large timber shed with power and light, side access to front via metal gate.



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## Welcome to

### Raglan Close, Dinas Powys

- An extended two bedroom semi-detached bungalow conveniently located within walking distance to local shops and bus route.
- Spacious entrance hall and lounge, with separate kitchen/breakfast room
- Large conservatory with access to a laundry room and a further study/reception room
- Driveway providing off-road parking with side access to the rear garden
- Two double bedrooms, double glazing and gas central heating via combination boiler

Tenure: Freehold EPC Rating: C

#### directions to this property:

Approaching the village of Dinas Powys from Cardiff along Cardiff Road, at the main crossroads (Dinas Primary School on the corner) turn left at the lights onto Murch Road. Continue over a set of lights, take the first left onto Castle Drive and continue past the shops on the right hand side. Take the third turning right onto Raglan Close and the property can be found immediately on the right hand side.

Approaching the village of Dinas Powys from Barry along



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:  
PNR106249 - 0004

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