



Drylla, Dinas Powys, CF64 4UL

Welcome to

Drylla, Dinas Powys

Located in a quiet cul-de-sac, a 10 minute walk to the centre of the village of Dinas Powys and the local train station, this three bedroom semi-detached home is ideal for first time buyers, young families or downsizers. With downstairs cloakroom/WC parking for 2/3 cars and good sized rear garden.

Entrance Porch

Entered via a glazed door to a single glazed porch and glazed door to hall.

Entrance Hall

Stairs to first floor, under-stair cupboard, radiator and doors to lounge/diner, kitchen and cloakroom/wc.

Cloakroom

Double glazed window to side, wc with enclosed cistern, wash hand basin and tiled floor.

Lounge/ Diner

24' 9" x 11' 3" (7.54m x 3.43m)

Open plan living space with double glazed window to front, double glazed sliding door to the rear with access to a large covered sitting/entertaining area, serving hatch to the kitchen, laminate flooring and two radiators.

Kitchen

11' 10" x 8' 3" (3.61m x 2.51m)

Double glazed window to rear, double bowl and drainer sink unit with mixer tap over, range of floor and wall mounted kitchen units in a gloss finish with worktop and matching splashbacks, integrated larder cupboard, spaces for fridge/freezer and washing machine, space for a range cooker with stainless steel splashback and curved glass cooker hood above and spotlights to the ceiling, part double glazed door to side giving access to the driveway and rear garden.





Landing

Loft access with ladder to a part boarded loft which also houses the gas fired combination boiler, double glazed window to side, storage cupboard (previously airing cupboard)

Bedroom 1

13' 9" x 9' 10" (4.19m x 3.00m)

Double glazed window to front, a range of fitted bedroom furniture to remain and radiator.

Bedroom 2

11' 4" x 10' 7" (3.45m x 3.23m)

Double glazed window to rear, wardrobes to two walls to remain, laminate flooring and radiator.

Bedroom 3

8' 8" x 7' 8" (2.64m x 2.34m)

Double glazed window to front, laminate flooring and radiator.

Bathroom

7' 1" x 5' 7" (2.16m x 1.70m)

Double glazed window to rear, double width shower with base and glass screen, vinyl panelling to splashback areas, wc with enclosed cistern and push button flush, wash hand basin set onto a vanity unit with mixer tap over and towel style radiator.



Front Garden

A tiered garden with areas laid to stone chippings and a planter. Driveway providing off-road parking continues to the side and rear of the property.

Rear Garden

Covered sitting area with pergola with tinted laminated glass, remainder of the garden laid to patio slab and raised planters and boarder, garden work shop with power and light, summer house with power and light, outside tap.

Summer House

12' 7" x 7' 8" (3.84m x 2.34m)

Accessed via glazed double doors, window overlooking the garden and power and light

Garden Store

Power and light



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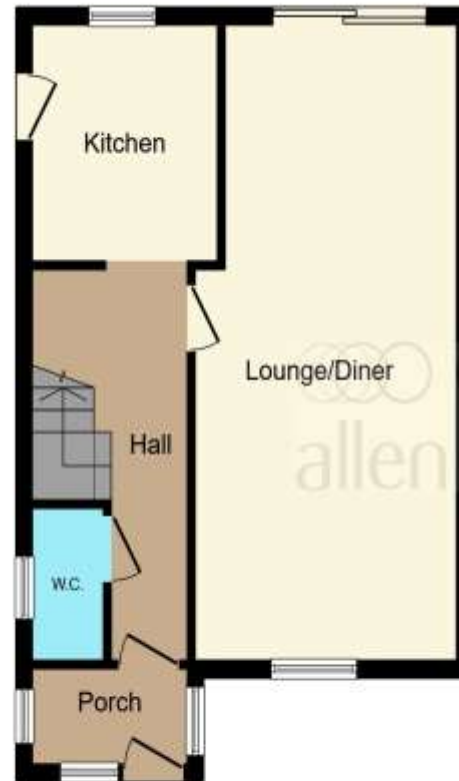
- Council Tax Band - E
- Quiet cul-de-sac location in the popular village of Dinas Powys
- Three bedroom semi-detached with downstairs cloakroom/WC
- Modern fitted kitchen, open plan lounge/diner
- Driveway providing parking for 2/3 vehicles

Tenure: Freehold EPC Rating: C

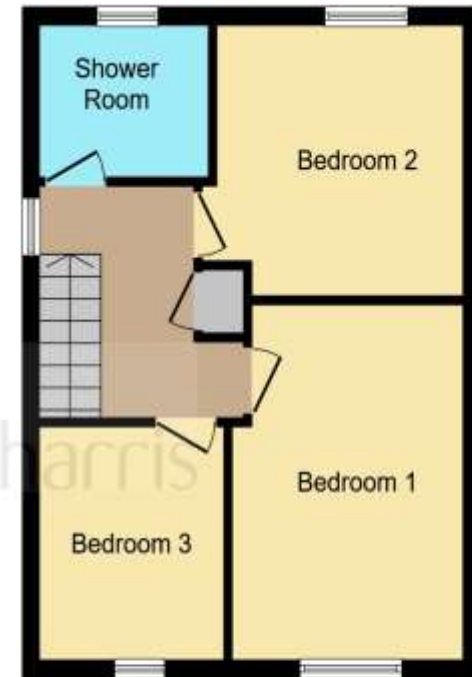
£330,000

directions to this property:

Entering Dinas Powys along Cardiff Road from Cardiff & Penarth, proceed past Eastbrook Railway station on the left, continue through the lights on the main crossroads, pass the shops on the left hand side and Dinas Powys train station and at the next set of lights turn right onto Heol-Y-Frehines. Follow the road and take the second right onto Drylla, and the end of the road turn left and as you approach the T-junction the property can be found immediately in front of you.



Ground Floor



First Floor

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:
PNR106324 - 0004

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