



St. Ambrose Close, Dinas Powys, CF64 4TW

Welcome to

St. Ambrose Close, Dinas Powys

With its cul-de-sac location this lovely three bedroom semi is ideal for a young family and benefits from an open plan kitchen/diner and a separate lounge. With an enclosed, easily maintained garden, parking, GARAGE and a recently re-furbished bathroom its convenient for shops and rail links.

Porch

Entered via a contemporary part double glazed door, hanging/storage space, double glazed window to side, opening to the hall.

Entrance Hall

Stairs to first floor, radiator, laminate flooring, doors to lounge and kitchen/dining room.

Lounge

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

Double glazed window to front, radiator.

Kitchen/Dining Room

16' 5" x 10' 5" max (5.00m x 3.17m max)

Double glazed windows to side and rear, further double glazed double doors with double glazed lights to either side opening onto the rear garden. Fitted with a contemporary navy blue kitchen with contrasting work surfaces there is plenty of storage space as well as spaces for a washing machine, dryer and fridge/freezer. Sink unit with mixer tap, integrated eye level electric oven and grill, integrated hob with cooker hood above, spotlights, contemporary styled radiator, laminate flooring and plenty of space for a family dining table.

First Floor Landing

Double glazed window to side, loft access, doors to three bedrooms and bathroom.

Bedroom 1

13' 1" x 9' 9" (3.99m x 2.97m)

Double glazed window to front, radiator.

Bedroom 2

10' 6" x 9' 9" (3.20m x 2.97m)

Double glazed window to rear, radiator.

Bedroom 3

10' x 6' 5" max (3.05m x 1.96m max)

Double glazed window to front, radiator, built out over stair storage cupboard.

Bathroom

Double glazed window to rear, recently fitted wash hand basin with mixer tap set into a vanity unit with adjacent matching unit for WC with enclosed cistern, panelled bath with shower and screen over, radiator, part tiled walls and tiled floor.

Outside

Front

Driveway to side providing off-road parking and leading to the GARAGE. Remainder of the front has been laid to brick pavia and could provide further hardstanding space if required.

Rear

An attractive rear garden backing onto Dinas Powys railway station. Split level with the lower level laid to paving slab, whilst the upper tier is laid to artificial lawn, paving slab and raised planter. The garden is enclosed with timber fencing, there is a timber storage shed to remain on the lower level and a part glazed timber summerhouse on the upper level. Pedestrian access to the garage.



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to

St. Ambrose Close, Dinas Powys

- A very nicely presented home ideal for young families set on a cul-de-sac in the sought after village of Dinas Powys, a ten minute walk to the village and railway station
- Open plan family kitchen/diner fitted with contemporary navy blue units and some integrated appliances.
- Three bedrooms and a recently upgrading family bathroom
- Tiered, enclosed and private rear garden ideal for entertaining and alfresco dining and backing onto Dinas Powys railway station.
- Driveway to the side providing off-road parking, GARAGE and the remainder of the front laid to brick pavia for a hardstanding.

Tenure: Freehold EPC Rating: D

directions to this property:

Upon entering Dinas Powys village from Penarth along Cardiff Road, proceed over the traffic lights at the cross roads with Murch Road and continue past the shops and Dinas Powys railway station on the left hand side. Proceed over another set of traffic lights and then turn left onto St. Cadoc's Avenue. Take the third left onto St. Ambrose Close, follow the road to the top and before following the road around to the left, the property can be found immediately in front of you.



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Property Ref:
PNR106266 - 0002

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