



St. Ambrose Close, Dinas Powys, CF64 4TW

Welcome to

St. Ambrose Close, Dinas Powys

****NEW PRICE**** Just a 10 minute walk to the village and train station, this extended home has been well maintained and improved with the addition of an extended family kitchen/living room and a very nicely appointed wet room. Coming with NO CHAIN it has three beds, a generous rear garden and parking.

Entrance Porch

Entered via a part double glazed door, door to wet room and further door to lounge.

Wetroom

Two double glazed windows to front, wall mounted wash hand basin with mixer tap over, wc, walk-in shower with rainfall shower head, towel style radiator and fully tiled walls and floor.

Lounge

13' 8" x 12' 10" (4.17m x 3.91m)

Double glazed window to front with fitted blind, solid wood flooring, spotlights, door and stairs to first floor, feature fireplace inset with gas fire, understair storage cupboard, spotlights and double doors to kitchen/dining room.

Kitchen/Dining Room

16' 3" x 10' 8" max (4.95m x 3.25m max)

Double glazed window to side, circular sink and drainer unit, integrated gas hob and electric oven set into a central island, integrated fridge-freezer, pan drawer, low level feature lighting, spotlights, 'Worcester' combi boiler, radiator, solid wood flooring and space for table and chairs, openings to the family sitting area.

Family Sitting Area

15' 5" x 7' 7" (4.70m x 2.31m)

A flexible reception space with two double glazed roof lights, double glazed window to side with fitted blind, double glazed sliding door to rear with fitted plantation shutter opening onto the garden, radiator and spotlights.

First Floor Landing

Double glazed window to side, spindles and balustrades, loft access with ladder to a boarded loft space with power and light, doors to three bedrooms and bathroom.

Bedroom 1

12' 11" x 9' 11" (3.94m x 3.02m)

Double glazed window to front with fitted blind, built out wardrobes to one wall, radiator and wired for TV.

Bedroom 2

10' 10" x 9' 11" (3.30m x 3.02m)

Double glazed window to rear, two double built out wardrobes, radiator and wired for TV.

Bedroom 3

9' 2" max x 6' 5" (2.79m max x 1.96m)

Double glazed window to front with fitted blind, radiator, laminate flooring, over stairs cupboard and wired for TV.

Bathroom

Double glazed window to rear, WC, wall mounted wash hand basin with mixer tap over, panelled bath with shower screen and mixer tap with shower attachment over, fully tiled walls and floor, towel style, radiator.

Outside

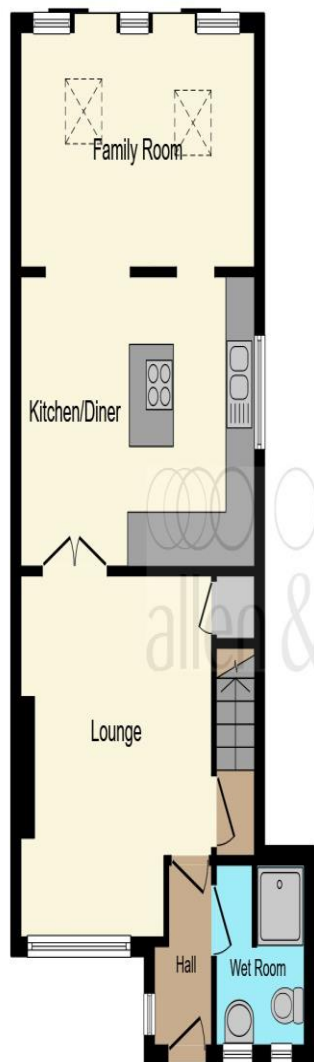
Front

Driveway providing off-road parking, garden area laid to lawn with mature hedged boundaries and side access to the rear garden via timber gate.

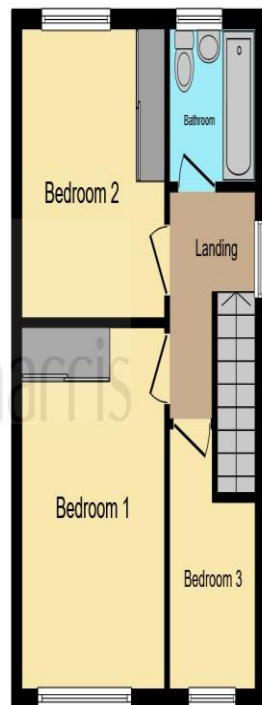
Rear

24' 1" approx x 26' 5" approx (7.34m approx x 8.05m approx)

A generously proportioned south easterly facing rear garden, laid to Brazilian slate tiles, timber shed with water and electric. There is also a 6-seater Canadian style hot tub that will remain.



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

- An extended semi-detached home with a quiet cul-de-sac in the village of Dinas Powys
- Extended with a very nicely appointed shower room and an extended family kitchen/dining/living room
- Three bedrooms, bathroom and a spacious lounge
- Very well maintained with double glazing and gas central heating throughout
- Driveway to front and a generously proportioned rear garden

Tenure: Freehold EPC Rating: D
Council Tax Band: E

£360,000

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 around to the left and the property can be found on the left hand side just before the roundabout at the end of the road.

view this property online allenandharris.co.uk/Property/PNR106607



Property Ref:
PNR106607 - 0008

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allen & harris



029 2070 5528



penarth@allenandharris.co.uk



6 Andrews Buildings, Stanwell Road, PENARTH,
Wales, CF64 2AA



allenandharris.co.uk