



Georges Row, Dinas Powys, CF64 4LF

Welcome to

Georges Row, Dinas Powys

Charming 3-bed mid-terraced home in the heart of Dinas Powys! Offering a bright lounge, modern kitchen/diner, three good bedrooms, family bathroom and a private rear garden. A perfect first-time buy or family home, close to shops, schools and transport links.

Entrance Hall

5' 1" max x 14' 2" max (1.55m max x 4.32m max)
Enter via a part double glazed door, solid wood flooring, radiator and stairs to first floor with under-stair storage cupboard.

Lounge

15' 6" max x 12' 6" max (4.72m max x 3.81m max)
Double glazed window to front, solid wood herringbone flooring radiator and folding doors leading to kitchen.

Kitchen / Diner

18' 1" max x 9' 11" max (5.51m max x 3.02m max)
Double glazed door and further double glazed sliding door to rear garden, floor and wall mounted kitchen units with wooden work-surface over, induction hob, built-in fridge-freezer, wall mounted gas combi boiler, radiator and space for table and chairs.

First Floor Landing

doors to three bedrooms and bathroom, carpeted floor.

Bedroom 1

12' 6" max x 12' (3.81m max x 3.66m)
Double glazed window to front, built in storage and radiator.

Bedroom 2

12' 7" max x 12' 9" max (3.84m max x 3.89m max)
Double glazed window to rear, and radiator,

Bedroom 3 / Study

6' 6" max x 8' 7" max (1.98m max x 2.62m max)
Double glazed window to front, radiator and carpeted floor

Bathroom

8' 6" max x 7' 8" max (2.59m max x 2.34m max)
Frosted glass windows to rear, double width shower cubicle, wc and wash hand basin set into a vanity unit with storage, heated towel rail, tiled floor and part tiled walls.

Front Garden

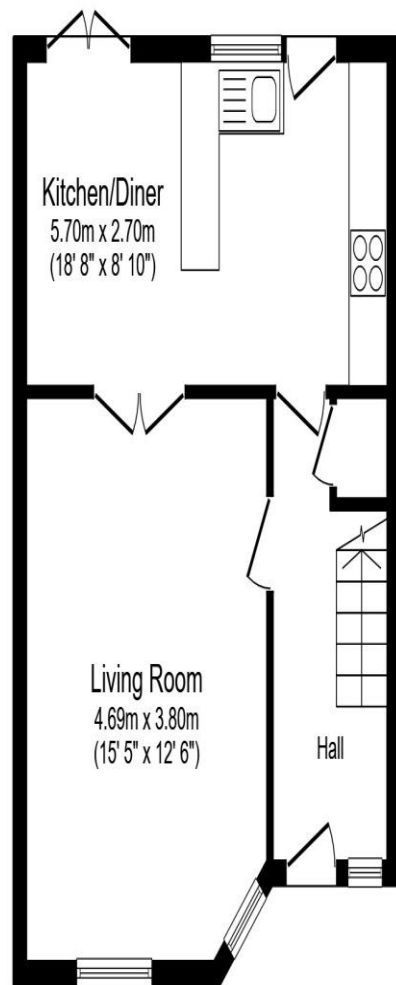
Courtyard style front garden laid to patio slabs and mature shrubs

Rear Garden

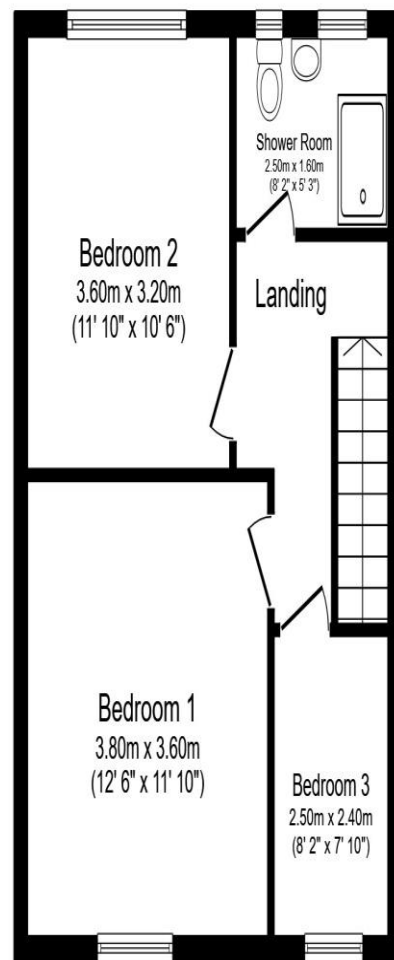
A great sized rear garden with timber fence and hedged boundaries, laid predominantly to lawn with path leading to parking area at the rear. This garden has plenty of room for future improvements or extensions (subject to the usual planning consents) and still have a large garden remaining.

Parking

There is off-road parking to rear of property and a small garage.



Ground Floor



First Floor

Total floor area 83.4 m² (898 sq.ft.) approx

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.propertybox.io



Welcome to

Georges Row, Dinas Powys

- Three-bedroom mid-terraced property in the sought-after location of Dinas Powys
- Bright and welcoming lounge and a kitchen/dining area with good storage and workspace
- Modern family bathroom
- Private, enclosed rear garden and access to off road parking at rear
- Close to local amenities, schools and transport links

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

offers in excess of

£270,000

directions to this property:

Entering Dinas Powys from Penarth along Cardiff Road, take the first right turning onto Georges Row and the property can be found on the right hand side marked by our For Sale board.



view this property online allenandharris.co.uk/Property/PNR106868



Property Ref:
PNR106868 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



029 2070 5528



penarth@allenandharris.co.uk



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



allenandharris.co.uk