



**Millbrook Road, Dinas Powys, CF64 4DA**

## **Welcome to**

### **Millbrook Road, Dinas Powys**

A handsome home in the sought after village of Dinas Powys, close to a well-regarded primary school and railway station offered with NO CHAIN. Benefitting from three reception rooms, a kitchen/breakfast room, downstairs WC, four beds, drive and an extended southerly facing garden.

#### **Reception Hall**

Stairs to first floor with attractive newel post and spindles, period style timber doors to lounge, sitting room and dining room, radiator, attractive black and white flooring.

#### **Lounge**

12' x 14' 6" ( 3.66m x 4.42m )

An attractive formal lounge with double glazed bay window to front, radiator, feature fireplace with timber surround and an inset log burner, attractive exposed timber floorboards, picture rail.

#### **Sitting Room**

16' x 11' 7" ( 4.88m x 3.53m )

A surprisingly spacious second reception room with double glazed window to front, radiator, feature fireplace, attractive exposed timber floorboards and picture rail,

#### **Dining Room**

11' 8" x 11' 3" ( 3.56m x 3.43m )

Double glazed bi-fold doors opening onto the rear garden, radiator, tiled floor, opening to kitchen/breakfast room.

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

Double glazed window to side, double glazed door to side leading to the rear garden, roof light, an extensive range of floor and wall mounted kitchen units with complimenting work surfaces, further unit with breakfast bar/return with solid wood work top. Integrated eye-level electric oven and separate microwave, integrated gas hob with stainless steel cooker hood above, spaces for washing machine, dishwasher and fridge/freezer, tiled floor, sink unit with mixer tap, door to rear lobby.

#### **Utility Room**

Double glazed door leading to the rear garden, useful storage space and space for white goods and door to the cloakroom/WC

#### **Cloakroom/wc**

Double glazed window to rear, WC and wash hand basin

#### **First Floor Landing**

Spindles and balustrade, period style solid timber doors to four bedrooms and bathroom.

#### **Bedroom 1**

15' 10" x 11' 8" ( 4.83m x 3.56m )

Double glazed window to front, radiator, picture rail.

#### **Bedroom 2**

11' 11" x 11' 5" ( 3.63m x 3.48m )

Double glazed window to front, radiator, picture rail.

#### **Bedroom 3**

8' 6" x 11' 3" ( 2.59m x 3.43m )

Double glazed window to front, feature cast-iron fireplace, radiator, picture rail.

#### **Bedroom 4**

8' 9" x 6' 6" ( 2.67m x 1.98m )

Double glazed window to side, radiator, built in double wardrobes, loft access to a part boarded loft with roof light, electric meter.

#### **Bathroom**

Two double glazed windows to rear, modern suite including a walk in double width shower cubicle, a 'Jacuzzi' style bath, a wall mounted wash hand basin with mixer tap and WC. Tiled floor, tiled walls with feature mosaic detailing, towel style radiator, spotlights.

#### **Outside Front**

Driveway for multiple cars laid to brick pavia which continues to the side of the property. There is also a large border laid to ornamental stone chippings which could be removed to create more parking if required. Mature tree and hedged boundaries with side access to the rear garden via a timber fence and gate.

#### **Rear**

A generously sized and surprisingly private rear garden, extended by the current owners with the purchase of part of the adjoining garden. Southerly facing to make the most of the sun, the garden is laid predominantly to lawn with shrub borders and a paved patio area, greenhouse, timber shed and summerhouse with adjacent timber deck are all included.

#### **Agents Note**

We have been advised by the current owners that there is planning permission available for a loft conversion and side extension available from mid 2022.

#### **Tenure**

Freehold



**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.



## Welcome to Millbrook Road, Dinas Powys

- Planning permission available for loft conversion and side extension helping to 'future proof' the home for a growing family.
- A handsome, semi-detached home offered with NO CHAIN located in the sought after village of Dinas Powys, a short walk from a well-regarded primary school.
- Ideal for a family with three reception rooms, kitchen/breakfast room, cloakroom/WC, family bathroom and four bedrooms!!
- Driveway to front that could be extended and a large southerly facing garden to the rear.

### directions to this property:

Entering Dinas Powys along Cardiff Road from Cardiff & Penarth, proceed past Eastbrook Railway station on the left and at the lights on the main crossroads, turn right into Millbrook Road and the property can be found on the left hand side. Entering Dinas Powys along Cardiff Road from Sully, continue past Dinas Powys railway station and the shops on the right hand side, proceed to the main crossroads and at the lights turn left onto Millbrook Road where the property can be found on the left hand side.



**view this property online** [allenandharris.co.uk/Property/PNR106235](https://allenandharris.co.uk/Property/PNR106235)



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PNR106235 - 0016

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