

22 Denys Close

Dinas Powys, Vale of Glamorgan, CF64 4JR



A three bedroom mid-terraced house with upgraded kitchen and bathroom, south facing garden and garage. With further potential to improve, extend and reconfigure, the property comprises a hall, living room, dining room, conservatory, kitchen and cloakroom on the ground and has three bedrooms and a bathroom above. There is a garage to the front along with an off road parking space and the garden has a southerly aspect. Being sold with no onward chain. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£275,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Ground Floor

Hall

uPVC double glazed panel front door. Laminate floor. Doors to the cloakroom and living room. Central heating radiator. Coved ceiling.

WC 8' 2" x 2' 2" (2.5m x 0.66m)

Wood block flooring. WC and wash hand basin. uPVC double glazed window. Extractor fan.

Living Room 17' 0" into recess x 12' 4" (5.17m into recess x 3.77m)

Wood effect laminate flooring continued from the hall. Large uPVC double glazed window to the front. Open to the dining room and with a door into the kitchen. Stairs to the first floor. Fitted gas fire. Power points and TV point. Central heating radiator.

Dining Room 8' 2" x 10' 1" (2.49m x 3.07m)

Wood effect laminate floor continued through from the living room. Central heating radiator. Power points. Double glazed sliding doors into the conservatory.

Conservatory 6' 11" x 7' 11" (2.1m x 2.42m)

Carpet tiled floor. uPVC double glazed windows and doors into the garden. Perspex roof. Power points.

Kitchen 8' 5" x 10' 1" (2.56m x 3.07m)

Laminate floor. Fitted kitchen comprising wall units and base units with shaker style doors and laminate work surfaces. Integrated appliances including an electric oven, four zone induction hob and extractor hood (all Bosch). Integrated washing machine and dishwasher. Recess for American Style fridge freezer. Single bowl composite sink with drainer. uPVC double glazed window and door into the garden.

First Floor

Landing

Fitted carpet to the stairs and landing. Doors to three bedrooms and the bathroom. Hatch to the loft space. Coved ceiling. Built-in cupboard.

Bedroom 1 10' 5" into doorway x 11' 8" (3.17m into doorway x 3.56m)

Double bedroom with uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power points. Coved ceiling. TV point.

Bedroom 2 10' 5" into doorway x 10' 11" (3.18m into doorway x 3.32m)

Double bedroom with uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Central heating radiator. Power points. Coved ceiling.

Bedroom 3 6' 11" x 8' 8" (2.11m x 2.64m)

Single bedroom to the front of the property. uPVC double glazed window. Fitted carpet. Central heating radiator. Power points. Coved ceiling.

Bathroom 8' 1" x 5' 5" (2.47m x 1.66m)

A refitted bathroom with suite comprising a P-shaped panelled bath with mixer shower and glass screen, WC and wash hand basin. uPVC double glazed window to the rear. Tiled floor and slate tiled walls. Heated towel rail.

Outside

Front

Off road parking for one car. Mature planting. Pathway and steps down from the road to the front door.

Garage

uPVC double glazed sliding door from the side and an up and over door into the garage. Electric lights and power points.

Rear Garden

An enclosed rear garden laid to paving and lawn and with a southerly aspect.

Additional Information

Tenure

The property is held on a freehold basis (WA164400).

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £1,950.90 for the year 2024/25.

Approximate Gross Internal Area

968 sq ft / 90 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











