

36 Clos Derwen

Dinas Powys, Vale of Glamorgan, CF64 4BN



A modern detached property located in this very popular development in Dinas Powys. Comprising an entrance hall, two reception rooms, kitchen / diner, utility room and cloakroom on the ground floor along with four bedrooms and two bathrooms above. The property comes with some upgraded fittings and flooring and also benefits from extensive off road parking and a garage to the side as well as a well-proportioned and private rear garden. Viewing advised. No onward chain. EPC: B.

**David
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£550,000

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Accommodation

Ground Floor

Entrance Hall

Wood effect Amtico flooring with under floor heating. Power points. Under stair storage with light and power points. Front door and window with fitted Venetian blinds.

Living Room 10' 4" x 15' 6" (3.14m x 4.73m)

Very attractive Amtico flooring continued from the entrance hall - with under floor heating. uPVC double glazed double doors to the rear into the garden. Power points and TV point.

Kitchen / Diner 9' 8" x 24' 0" into bay (2.94m x 7.32m into bay)

An excellent, spacious kitchen diner with dual aspect having a uPVC double glazed sash bay window to the front (with fitted Venetian blinds) and a window to the rear. Amtico flooring with under floor heating throughout. Ample space for a dining table and chairs. The Sigma 3 fitted kitchen has a range of wall units and base units with shaker style doors and quartz work surfaces. Integrated Bosch appliances including a two electric ovens, four zone induction hob, extractor hood, dishwasher, counter level fridge and accompanying freezer. One and a half bowl stainless steel countersunk sink with drainer. Power points with USB charging. Recessed lights. Door to the utility room.

Study 9' 9" x 8' 2" into bay (2.96m x 2.49m into bay)

Wood effect Amtico flooring from the entrance hall, with under floor heating. uPVC double glazed sash bay window to the front with fitted Venetian blinds.

Utility Room 6' 1" x 5' 10" (1.86m x 1.78m)

Amtico flooring with under floor heating. Fitted wall and base units to match the kitchen, with laminate work surfaces. Plumbing for washing machine and dryer. Single bowl stainless steel sink with drainer. uPVC double glazed door into the garden. Extractor fan. One fitted cupboard contains the gas combi-boiler.

WC 6' 2" x 3' 8" (1.89m x 1.11m)

Amtico flooring with under floor heating. WC and wash hand basin. Extractor fan.

First Floor

Landing

Fitted carpet to the stairs and landing. Central heating radiator. Built-in airing cupboard with fitted shelving, light and radiator. Doors to all bedrooms and the bathroom. Hatch to the loft space with aluminium loft ladder - the loft is partly boarded and has electric light. Power points.

Bedroom 1 11' 7" x 13' 7" into doorway (3.54m x 4.15m into doorway)

A spacious master bedroom with fitted wardrobes and en-suite bathroom. uPVC double glazed sash window to the front of the property with fitted Venetian blind. Fitted wardrobes with mirrored sliding doors. Central heating radiator. Fitted carpet. Power points, USB charging and TV point. Door to the en-suite.

En-Suite 7' 9" x 5' 2" (2.35m x 1.57m)

Amtico floor and part ceramic tiled walls from Porcelanosa. Modern white Roca suite comprising a large shower cubicle with mixer shower, WC and wash hand basin. uPVC double glazed sash window to the front with fitted Venetian blind. Recessed lights. Extractor fan. Heated towel rail.

Bedroom 2 9' 3" x 13' 7" into doorway (2.83m x 4.14m into doorway)

The second front facing double bedroom. uPVC double glazed sash window with fitted Venetian blind. Fitted carpet. Central heating radiator. Power points and TV point.

Bedroom 3 9' 2" maximum x 10' 10" maximum (2.79m maximum x 3.31m maximum)

Fitted carpet. uPVC double glazed window to the rear. Central heating radiator. Power points. Space for wardrobes.

Bedroom 4 7' 5" x 10' 2" (2.26m x 3.11m)

Fitted carpet. Wardrobes with mirrored sliding doors - not fitted but included in the sale. uPVC double glazed window to the rear, overlooking the garden. Central heating radiator. Power points.

Bathroom 9' 5" x 4' 11" (2.86m x 1.49m)

Amtico floor and part ceramic tiled walls from Porcelanosa. Modern white Roca suite comprising a panelled bath with mixer shower and glass screen, WC and wash hand basin. uPVC double glazed window to the rear. Heated towel rail. Extractor fan. Recessed lights.

Outside

Front and Side

Off road parking to the side for three cars that leads to the garage. Security light.

Garage 10' 9" x 20' 8" (3.28m x 6.29m)

Up and over door to the front and a side door into the garden. Power points and electric light. Potential for loft style storage. Fitted with Duramat garage floor tiles throughout.

Rear Garden

An enclosed and private rear garden with paving and lawn. Outside tap and light. Gated access to the driveway and a side door into the garage. Manual awning.

Additional Information

Tenure

The property is held on a freehold basis (CYM803645).

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £2,632.20 for the year 2023/24.

Service Charge

We have been informed by the vendor that there is currently a maintenance charge for the development of £22.00 per month.

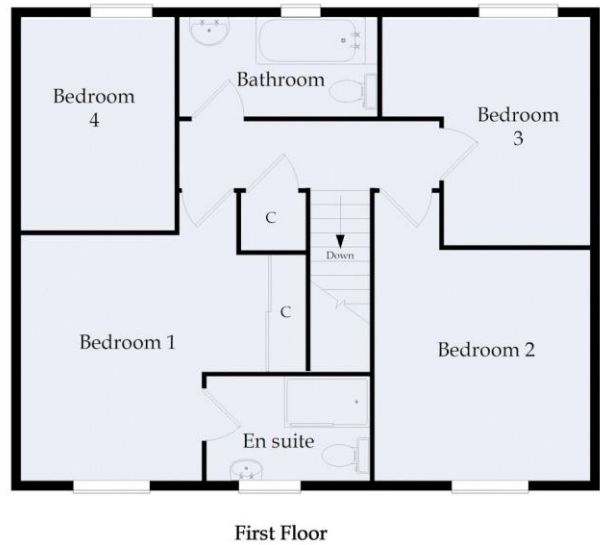
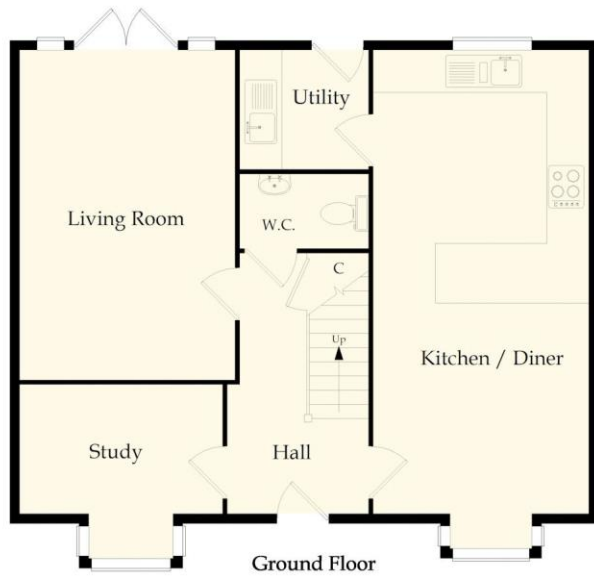
Approximate Gross Internal Area

1162 sq ft / 108 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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