

02920 204 555

Homes House. Suite 9 & 10
253 Cowbridge Road West,
Cardiff. CF5 5TD
Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



St. Lythan Close, Dinas Powys,
The Vale Of Glamorgan
CF64 4UB

Guide Price £250,000 to £260,000
Freehold

St. Lythan Close, Dinas Powys, The Vale Of Glamorgan CF64 4UB.

- GUIDE PRICE: £250,000 to £260,000
- NO CHAIN!!! MOVE STRAIGHT IN
- A VERY WELL PRESENTED 3-BEDROOM FAMILY HOME
- SOUGHT AFTER LOCATION
- 500 METERS WALK TO DINAS POWYS RAILWAY STATION (0.3miles) - EXCELLENT TRANSPORT LINKS
- EXCELLENT SCHOOL CATCHMENT
- RE-FITTED / MODERN KITCHEN & SHOWER ROOM
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- GARAGE SET IN A ROW
- FREEHOLD



*** Guide Price: £250,000 to £260,000 ***

NO CHAIN - MOVE STRAIGHT INTO THIS VERY WELL PRESENTED 3-BEDROOM FAMILY HOME
EXCELLENT LOCATION - 500 METERS WALK TO DINAS POWYS RAILWAY STATION (0.3miles)
EXCELLENT SCHOOL CATCHMENTS *(SEE BELOW)
TENURE: FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** this 3-Bedroom Family Home in a much Sought After Location, the Property comprises in brief; Entrance Hallway, Living Room Open-Plan to the Dining Room, A Re-Fitted & Modern Kitchen, Staircase to the First Floor Landing, Bedrooms 1, 2, 3 & a Re-Fitted & Stylish Shower Room. To the Front is a Private Garden & Pathway with a Brook that Stretches Across the Front of the Properties, To the Rear Is a Landscaped & Enclosed Rear Garden (fence panel to be renewed), Rear Gate Access to a Rear Lane to the Row of Garages. The Property further benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Combi-Boiler.

*School Catchments: - Dinas Powys Primary School (0.6miles), St Andrew's Major C/W Primary School (0.7miles), St Joseph's RC Primary School (0.8miles), St Richard Gwyn RC High School (1.1miles), Stanwell School (1.5miles) St Cyres School (1mile walking - 1.5miles driving), Ysgol Y Deri (1mile walking - 1.9 miles drive). (*please check as catchments are subject to change).

360 VR Tour Link > <https://tour.giraffe360.com/stlythanclose8alp>

EPC Rating = C.

Council Tax Band = D.

Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.

**Prime Location: ** the property offers easy access to a number of local amenities, schools, parks and excellent transport links Early Viewing Highly Recommended Contact Us On : 02920 204 555 option 2

To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST

WWW.MR-HOMES.CO.UK



Outside Front

Front Garden Laid to Lawn with Flower Bed Borders, Pathway to Front Door, Wall Mounted Welcome Sensor Light, uPVC Obscure D/g Door into Entrance Hallway.

Entrance Hallway - 13' 8" x 6' 2" (4.16m x 1.88m) Real Wood Flooring on Entrance, Fitted Carpet, Double Panel Radiator, Plastered Walls and Ceiling, Understair Storage Cupboard Housing Electric Meter, Electric RCD Consumer Unit and Gas Meter, Doors Leading to Living Room & Kitchen, Stairs Leading to First Floor Landing.

Living Room Open-Plan to Dining Room - 13' 0" x 10' 3" (3.96m x 3.12m) Fitted Carpet, uPVC D/g Window to Front, Double Panel Radiator, Plastered Walls and Ceiling, Coving to Ceiling, Smart Electric Feature Fireplace, Double Doorway to Dining Room.

Dining Room - 10' 11" x 8' 10" (3.32m x 2.69m) Fitted Carpet cont'd, uPVC D/g Patio Sliding Door to Rear Garden, Double Panel Radiator, Plastered Walls and Ceiling, Coving to Ceiling.

Modern Re-Fitted Kitchen - 10' 6" x 7' 6" (3.20m x 2.28m) Matching Wall & Base Units, White Hi-Gloss Doors & Drawers (soft-closing), Complimentary Work Surfaces Over, Full Splashback to Wall Units, Bosch 4 Ring Ceramic Hob With Extractor Hood Over, Integral Bosch Fan-Assisted Electric Oven, Bosch Inbuilt Microwave, Integrated Bosch Washing Machine, Stainless Steel Sink With Quarter Bowl & Drainer with Chrome Mixer Tap, Inset Spotighting to Ceiling, Space for Tall Fridge/Freezer, uPVC D/g Window to Rear uPVC D/g Obscure Half Glazed D/g Door to Rear Garden Plastered Walls & Ceiling.

First Floor Landing - 8' 0" x 6' 7" (2.44m x 2.01m) Fitted Carpet to Stairs & Landing, Stair Handrail, Plastered Walls & Textured Ceiling, Hatch to Insulated/Boarded Loft, Loft Light, Attached Ladders for Access, and houses Worcester Combi-Boiler. Doors to Bedroom 1, Bedroom 2, Bedroom 3 and Re-Fitted & Modern Shower Room.

Bedroom 1 - 13' 6" x 10' 0" (4.11m x 3.05m) Fitted Carpet, Single Panel Radiator, uPVC D/g Window to Front, Plastered Walls & Textured Ceiling.

Bedroom 2 - 10' 11" x 10' 1" (3.32m x 3.07m) Fitted Carpet, uPVC Tilt & Turn D/g Window to Rear, Single Panel Radiator, Door to Storage Cupboard.

Bedroom 3 - 10' 1" x 6' 6" (3.07m x 1.98m) Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator, Double Doors to Fitted Wardrobe with Hanging Rail & Fixed Shelving.

Shower Room - Refitted - 6' 8" x 6' 3" (2.03m x 1.90m) Double Shower Cubicle with Mixer Shower & Dual Rainfall & Hand-Held Shower Heads, Chrome Ladder/Towel Radiator, Wash Hand Basin with Chrome Mixer Tap set in Vanity Cupboard, Closer Coupled W.c, uPVC Obscure Tilt and Turn D/g Window to Rear, Fully Tiled Walls.

Rear Garden - SOUTH-EAST FACING

Enclosed South-East Facing Garden, Landscaped with Patio, Flowerbeds, Rockeries and Laid Lawn, Lockable Rear Gate giving Access to communal walkway, running behind the properties to row of 4 Garages, of which the 1st Garage to the left of the Row Belongs to this Property.

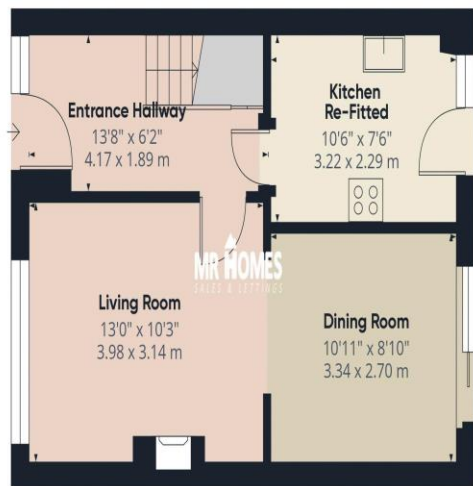
Garage Set in Row of Garages

15' 10" x 8' 1" (4.82m x 2.46m)

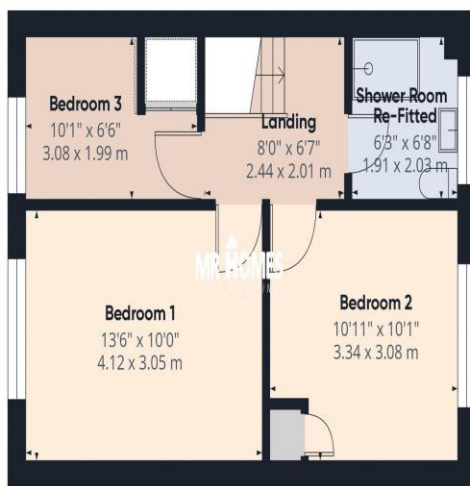
Up and Over White Door.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0 Building 1



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Approximate total area^m

909.88 ft²

84.53 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Floor 0 Building 2

CARDIFF & THE VALE

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