



12 Millbrook Close  
Dinas Powys, CF64 4DD

Watts  
& Morgan



# 12 Millbrook Close

Dinas Powys, CF64 4DD

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**£389,950 Freehold**

4 Bedrooms | 1 Bathroom | 2 Reception Rooms

A well presented, four bedroom semi-detached family home, situated in a quiet cul-de-sac within a sought after village of the Vale of Glamorgan. Conveniently located to Dinas Powys Village with its traditional public houses and eateries, the village common, local primary schools, countryside walks, local transport links including two train stations, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; porch, entrance hallway, living room, dining room, kitchen, utility room and ground floor cloakroom. First floor landing; two spacious double bedrooms, two spacious single bedrooms and a family bathroom. Externally the property benefits from a private driveway providing off-road parking for several vehicles, beyond which is an attached single garage. Beautifully landscaped front and South facing rear garden. The property also offers opportunity to convert/extend, subject to the relevant consent. Being sold with no onward chain. EPC rating 'E'.

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## Directions

Dinas Powys Village – 0.3 miles

Cardiff City Centre – 4.3 miles

M4 Motorway – 9.2 miles

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## Ground Floor

Entered via a glazed uPVC door into a porch benefitting from wood effect laminate flooring and an obscure uPVC double-glazed window to the front elevation. A second glazed hardwood door leads into a welcoming hallway enjoying carpeted flooring, a recessed under-stair storage cupboard housing the floor mounted warm air ducting boiler system and a carpeted staircase leading to the first floor.

The spacious living room enjoys carpeted flooring, a central feature electric fireplace with a granite hearth and a large floor to ceiling aluminium double-glazed sliding door with a glazed side panel providing access to the rear garden.

The dining room benefits from carpeted flooring and a uPVC double-glazed window to the front elevation.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; a 'Neff' electric oven/grill, an under-mounted fridge and a 4-ring electric hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods.

The kitchen further benefits from tiled flooring, tiled splash-back, a stainless steel sink with a mixer tap over, a uPVC double-glazed window to the side elevation and an obscure double-glazed door providing access to the side elevation.

The utility room has been fitted with a range of wall and base units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from tile effect vinyl flooring, partially tiled splash-back, a stainless steel sink, an outside tap, a partially glazed door providing access to the front elevation and a double-glazed door providing access to the rear garden.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a floating wash hand basin and a WC. The cloakroom further benefits from wood flooring, tiled walls and an obscure uPVC double-glazed window to the front elevation.

## First Floor

The first floor landing enjoys carpeted flooring, a recessed storage cupboard housing the hot water cylinder and a loft hatch providing access to the loft space.

Bedroom one is a spacious double bedroom benefitting from carpeted flooring, a range of fitted wardrobes with mirrored sliding doors and a uPVC double-glazed window to the rear elevation.

Bedroom two is another double bedroom enjoying carpeted flooring and a uPVC double-glazed window to the front elevation.

Bedroom three enjoys carpeted flooring, a recessed storage cupboard and a uPVC double-glazed window to the front elevation.

Bedroom four benefits from carpeted flooring, a range of fitted wardrobes with sliding doors and a uPVC double-glazed window to the rear elevation.

The family bathroom has been fitted with a 'Laufen' 2-piece white suite comprising; a floating wash hand basin and a WC. The bathroom further benefits from a large walk-in shower with a thermostatic rainfall shower over and a handheld shower attachment, tiled flooring with underfloor heating, tiled walls, recessed ceiling spotlights, an extractor fan, a wall-mounted storage cabinet and an obscure uPVC double-glazed window to the side elevation.



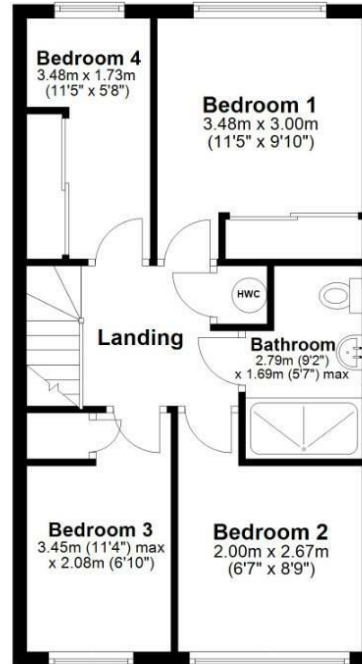
### Ground Floor

Approx. 66.8 sq. metres (718.9 sq. feet)



### First Floor

Approx. 44.3 sq. metres (477.3 sq. feet)



Total area: approx. 111.1 sq. metres (1196.2 sq. feet)

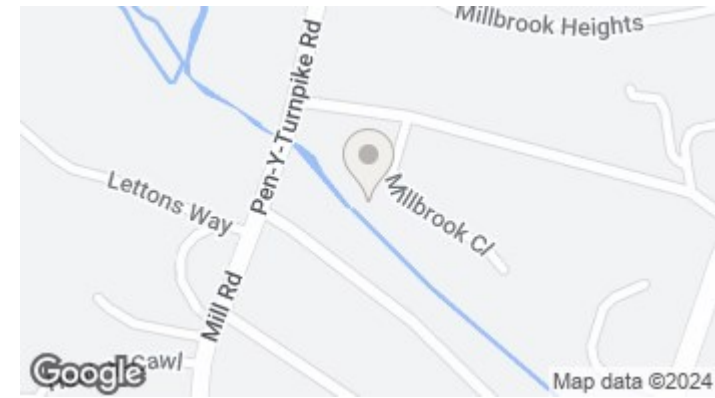
Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

### Gardens & Grounds

12 Millbrook Close is approached off the road onto a driveway providing off-road parking for several vehicles, beyond which is an attached single garage with an up and over door. The landscaped front garden is predominantly laid to lawn with a variety of mature shrubs and borders. The private and enclosed South facing rear garden is predominantly laid to lawn with a variety of mature shrubs and borders. Two decked areas provide ample space for outdoor entertaining and dining.

### Additional Information

Freehold.  
All mains services connected.  
Council tax band 'E'.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	62
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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