

10 Millbrook Close

Dinas Powys, The Vale Of Glamorgan, CF64 4DD



An extremely well presented, light and airy three bedroom detached house, perfect for a wide range of buyers ranging from young to old and just a short walk away from Dinas Powys Primary School and the village centre. The property comprises a porch and entrance hall, sitting room, kitchen / diner, conservatory and WC on the ground floor along with three bedrooms and two bathrooms above. There is off road parking to the front for three to four cars that leads to a garage, plus a very attractive and peaceful rear garden bordered by trees and river. Viewing is strongly advised. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£459,000

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

Porch 3' 5" x 4' 2" (1.04m x 1.27m)

A useful entrance to the property with a composite, double glazed front door and a uPVC double glazed window to the front. Fitted doormat. Painted brick walls. Wooden inner door with glazed panel.

Hall

Wood effect laminate flooring. Glazed panel timber doors to the sitting room, kitchen and conservatory as well as a matching door to the WC. Stairs to the first floor with under stair cupboard. Central heating radiator. Power points.

Sitting Room 17' 3" x 11' 5" (5.26m x 3.47m)

A spacious sitting room with dual aspect having a uPVC double glazed window to the side and sliding doors to the rear - both overlooking the garden. Wood effect laminate flooring continued from the hall. Coved ceiling. Central heating radiator. Power points, Fibre and Satellite TV points.

Kitchen / Diner 10' 7" x 18' 4" (3.22m x 5.58m)

This is a light family space with uPVC double glazed window and door to the side as well as a large double glazed window to the front that gives a very pleasant view down the close. The modern fitted kitchen comprises of wall units, larder cupboards and base units with grey gloss doors and wood effect laminate work surfaces that compliment the floor. Integrated Bosch appliances that include two electric ovens, a four zone induction hob and extractor hood, a dishwasher, washing machine, fridge and freezer. One and a half bowl ceramic sink with drainer. Central heating radiator. Recessed lights. Power points. Ample space for a dining table and chairs.

Conservatory 10' 8" max x 14' 0" max (3.25m max x 4.26m max)

A very pleasant additional space to the side of the house, overlooking and giving access into the garden. Wood effect laminate flooring. uPVC double glazed windows, doors and roof. Central heating radiator. Power points.

WC 2' 11" x 5' 8" (0.88m x 1.72m)

Wood effect laminate flooring and aqua boarded walls. uPVC double glazed window to the front. WC and sink with storage below. Heated towel rail. Fitted mirror.

First Floor

Landing

Fitted carpet to the stairs and a wood effect laminate floor to the landing. Doors to all three bedrooms and the bathroom. uPVC double glazed window to the side. Hatch to the loft space.

Bedroom 1 17' 3" max x 11' 4" max (5.27m max x 3.45m max)

An enlarged main bedroom with dressing area and en-suite shower room. Two uPVC double glazed windows to the rear that overlook the trees, garden and stream. Both windows have fitted roller blinds. Wood effect laminate flooring continued from the landing. Recessed lights. Power points. Central heating radiator. Dressing area with space for wardrobe and dressing table. Door to the en-suite.

En-Suite 6' 7" x 4' 8" (2.01m x 1.41m)

Wood effect laminate flooring. Suite comprising a shower cubicle with twin head mixer shower, a WC and a sink with storage below. Recessed lights. Extractor fan. Heated towel rail. Fitted shelf and a mirror with light.

Bedroom 2 8' 10" x 11' 2" to doorway (2.69m x 3.4m to doorway)

The second bedroom, and a very well-proportioned bedroom with uPVC double glazed window to the front. Fitted wardrobes to one wall. Roller blind to the window. Central heating radiator. Power points. Fitted carpet.

Bedroom 3 8' 2" x 11' 2" to doorway (2.5m x 3.4m to doorway)

A double bedroom with uPVC double glazed window to the front and fitted wardrobes to one wall. Fitted carpet. Central heating radiator. Power points. Fitted roller blinds to the window.

Bathroom 7' 8" into shower x 8' 0" (2.33m into shower x 2.43m)

Wood effect laminate flooring. Suite comprising a shower cubicle with mixer shower, a panelled bath, a WC and a sink with storage below. Heated towel rail. Recessed lights. Extractor fan. uPVC double glazed window with fitted roller blind. Fitted mirror with light.

Outside

Front

Off road parking to the front and side for a number of vehicles, leading to the garage. There is an area of stone chippings, and outside lights.

Garage 8' 0" x 16' 9" (2.44m x 5.1m)

Up and over garage door to the front, as well as a uPVC double glazed window and door to the rear into the garden. Electric light and power points.

Rear Garden

A very attractive, private and peaceful rear garden with areas of lawn, paved patio and timber deck. The garden is bordered by woodland and the river, which enhance the quiet, calm nature of the space. The garden is low maintenance but does have mature planting throughout, as well as an outside tap and light.

Additional Information

Tenure

The property is freehold (WA552374).

Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2698.10 for 2026/27.

Approximate Gross Internal Area

1175 sq ft / 109.2 sq m.

Utilities

The property is connected to mains gas, electricity, water and sewerage services and has gas central heating.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan

















