

4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

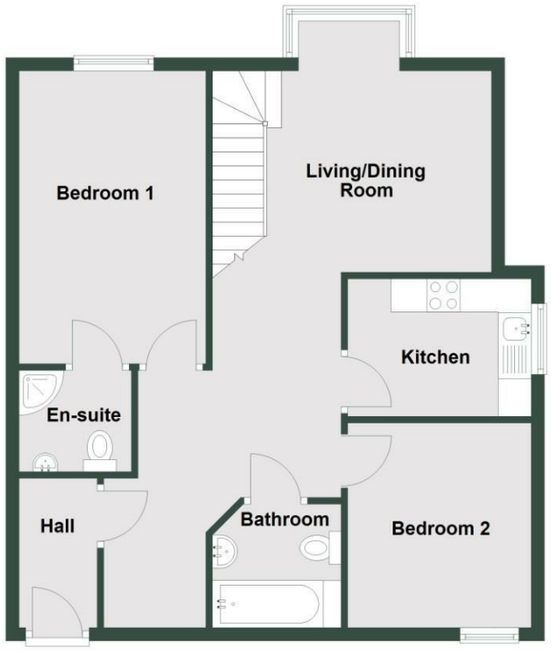
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SHEPHERD SHARPE



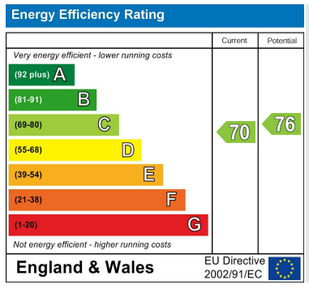
Second Floor



Mezzanine



Total area: approx. 82.5 sq. metres (887.6 sq. feet)
7 Brooklands



7, Brooklands Millbrook Road

Dinas Powys CF64 4BF

Offers Over

£250,000

A stylish, well presented two double bedroom second floor duplex apartment situated in the heart of Dinas Powys village. The apartment is in an established high quality scheme built in 2006, just a short walk from train station and local amenities. Comprising entrance hall, large open plan living/dining room, separate kitchen, two double bedrooms, en-suite shower, bathroom and large galleried reception room/third bedroom. High quality finishes throughout, beautiful communal grounds, good off road parking, gas central heating, uPVC double glazing. Share of freehold (999 year lease, low service charge).









Communal Hallway and Stairwell
Well presented bright and light communal hallway. Glass and stainless steel balustrading leading up to second floor.

Panelled front door with keypad to private hallway.

Hallway
Access to fuse box, down lighters, quality laminate floor. Open plan to living/dining room.

Living/Dining Room
14'0" x 12'7" (4.29m x 3.84m)
uPVC double glazed square bay window to front. Attractive space with access to mezzanine/second living room/additional bedroom to first floor. Quality wood laminate floor, radiator, downlighting.

Mezzanine Living Room
18'2" x 14'4" (5.55m x 4.39m)
A spacious area. Two velux windows to rear. Access to remaining loft storage areas via two doors, carpet, radiator, downlighting, galleried mezzanine and balustrading looking down to living/dining area.

Kitchen
8'11" x 6'9" (2.74m x 2.08m)
uPVC double glazed window. Shaker style pale wooden kitchen with contrasting worktop, Frankie sink and drainer with lever mixer tap. Plumbing for washing machine, integrated dishwasher, fridge/freezer, gas hob, electric oven with extractor (all in stainless finish). Downlighting, Ideal combination boiler, attractive co-ordinating floor and tiled splashback, radiator.

Bedroom 1
14'6" x 9'3" (4.43m x 2.82m)
A good size double bedroom. uPVC double glazed window looking across the grounds of the front garden and development onto Millbrook Road. Carpet, radiator, neutral decoration, coving.

En-Suite Shower Room
5'6" x 5'3" (1.69m x 1.61m)
An attractive shower room. Comprising corner shower enclosure, attractive waterproof wall boarding, wash basin and wc, both in white with chrome fittings. Ladder radiator, contrast floor tiles, attractive wall tiles, light fitting with shaver point, extractor and downlighting.

Bedroom 2
10'1" x 8'11" (3.09m x 2.73m)
A second double bedroom. uPVC double glazed window to rear looking onto communal gardens. Carpet, radiator, neutral decoration, coving.

Bathroom
6'3" x 6'0" (1.93m x 1.85m)
Comprising tiled panelled bath with shower off the mixer tap, shower screen, wash basin and wc, all in white with chrome fittings. Large radiator, shaver point with light fitting, extractor, downlighting, attractive co-ordinating floor and wall tiles.

Communal Areas
To the front there are mature grounds and parking. To the rear there is a large lawned garden which can be used by all of the residents.

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Share of Freehold
Lease 999 years from 1st January 2005.
Maintenance/Service Charge £2,024.71 p.a. (25/26)
Peppercorn ground rent.

Council Tax
Band F £2,992.36 p.a. (25/26)

Post Code
CF64 4BF