





Powys Gardens, Dinas Powys, CF64 4LP

allen & harris

Welcome to

Powys Gardens, Dinas Powys

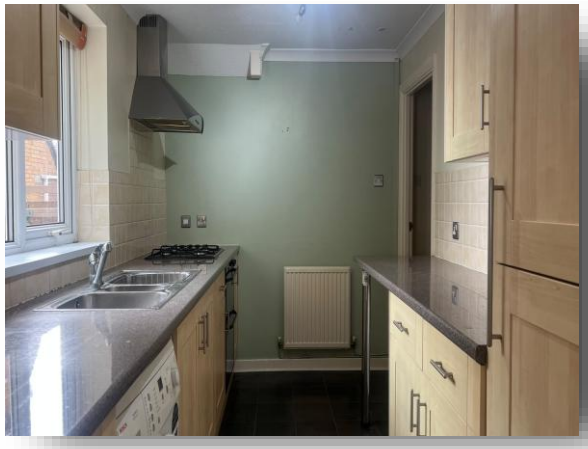
A three-bedroom semi-detached home situated in the popular village of Dinas Powys. Offering spacious accommodation, gardens to the front and rear, off-road parking and excellent potential to personalise, the property is conveniently located close to local amenities, schools and transport links.













Disclaimer
This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Disclaimer
Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

Entrance Porch
Obscured double glazed window. UPVC door to hall. Quarry style tiled floor.

Entrance Hall
Stairs to first floor. Radiator. Door to living room.

Lounge
12' 11" x 13' 3" (3.94m x 4.04m)
Double glazed window to front. Feature electric fire place with surround. understairs storage. Arch to dining room.

Dining Room
11' 5" x 8' 11" (3.48m x 2.72m)
Double glazed patio door to rear garden. Door to kitchen.

Kitchen
14' 10" x 7' 4" (4.52m x 2.24m)
Double glazed window to side. Obscured double glazed window and door to rear garden. Fitted with wall and base units. One and a half bowl sink and drainer unit. Integrated oven and gas hob. Extractor hood. Plumbing for washing machine. Space for fridge-freezer.

Landing
Double glazed window to side. Doors to bedrooms and bathroom. Access to loft.

Bedroom One
13' x 9' (3.96m x 2.74m)
Double glazed window to front. Fitted wardrobe, bedside table and chest of drawers. Radiator.

Bedroom Two
10' 10" x 9' 11" (3.30m x 3.02m)
Double glazed window to rear. Fitted wardrobe and chest of drawers. Airing cupboard with boiler and storage.

Bedroom Three
9' 11" x 6' 5" (3.02m x 1.96m)
Double glazed window to front. Fitted wardrobe. Radiator.

Bathroom
Obscured double glazed window to rear. Shower cubicle. Wash hand basin. WC. Partially tiled.

Front Garden
Laid to lawn with climbers, drive to wooden gate leading to a drive and garage.

Rear Garden
Enclosed rear garden. Paved patio and pathway. Storage shed

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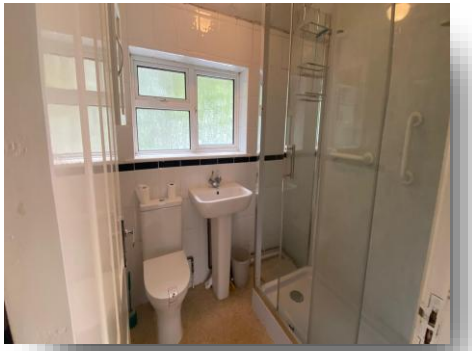
Powys Gardens, Dinas Powys

- Three-bedroom semi-detached home (NO CHAIN)
- in the popular residential location in Dinas Powys
- Spacious lounge/diner and fitted kitchen
- Driveway providing off road parking
- Close to schools and local amenities with great transport links

Tenure: Freehold EPC Rating: D
Council Tax Band: D









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/PNR107104

The Property Ombudsman

Property Ref:
PNR107104 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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