

7, Brooklands Millbrook Road



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

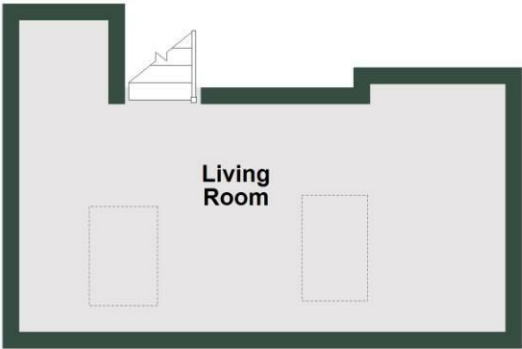
SHEPHERD SHARPE



Second Floor



Mezzanine



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

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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).

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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