





3 St. Lythan Close

Dinas Powys, Dinas Powys

Well-presented home on Sunnycroft Estate with modern interiors, front and rear gardens, garage, and a pleasant outlook near a children's play area. Ideal for families, first-time buyers, or downsizers.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- IMMACULATELY PRESENTED THREE BEDROOM MID-TERRACED HOUSE
- FULLY ENCLOSED REAR GARDEN
- GARAGE
- MODERN KITCHEN/ DINER
- OPEN PLAN CONFIGURATION
- EPC RATING D57
- POPULAR SUNNYCROFT DEVELOPMENT
- CLOSE TO RAIL LINKS AND CHILDREN'S PLAY AREA





Entrance porch/ hallway

Accessed via a recently fitted composite door, this practical area offers storage for coats and shoes. Radiator. Laid to laminate flooring, with carpeted stairs lead to the first floor. Open access to the Living Room.

Living Room

16' 7" x 12' 11" (5.06m x 3.94m)

With a continuation of the laminate flooring this bright and airy living room has a large front facing uPVC double glazed window. Radiator. Open access into the Kitchen/ Diner.

Kitchen/ Diner

16' 7" x 10' 8" (5.06m x 3.26m)

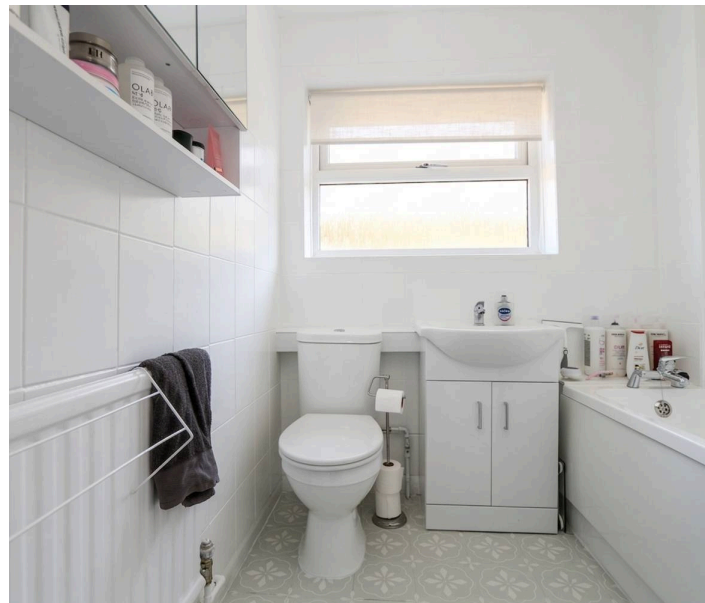
Continuation of laminate flooring, with French uPVC doors leading out to the rear garden. This dining area offers plenty of space for table and chairs. Radiator. The kitchen consists of white high gloss base level units with a contrasting modern worktop. Stainless steel sink inset with mixer tap over. Integrated fridge/ freezer, washing machine and dishwasher. Ceramic 4 ring hob with electric oven under and extractor hood over. Further uPVC part glazed door also allows access to the rear garden and vinyl flooring. Recessed spot lights.

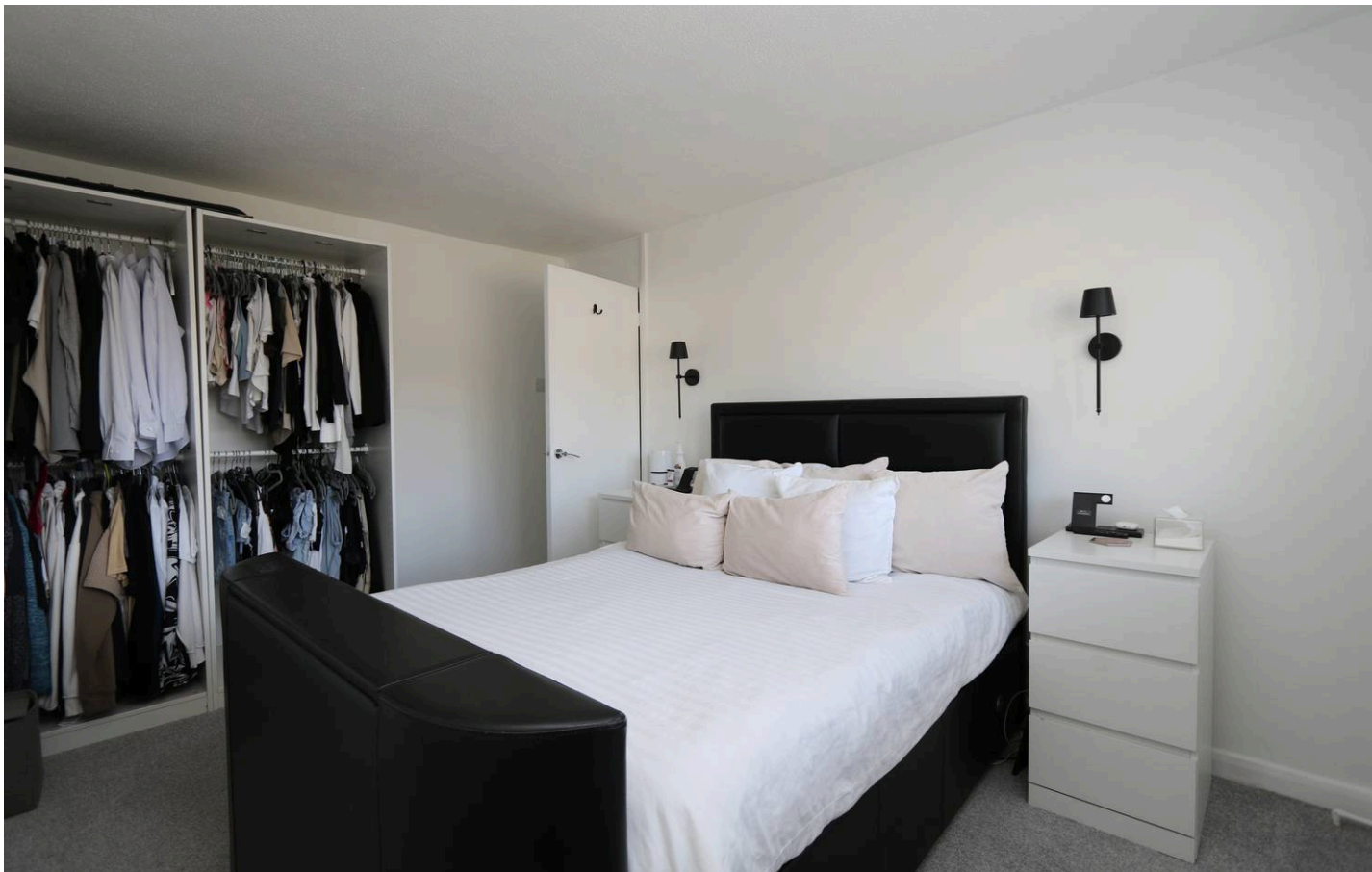
Landing

Carpeted with matching doors leading to the three bedrooms and bathroom. Loft hatch.

Bathroom

Recently renovated bathroom which comprises of close couple WC, sink with vanity cupboard under and bath with electric shower over with a glass shower screen. Fully tiled. Rear obscure glazed uPVC window. Radiator. Wall mounted mirrored vanity cupboard and shelf. Modern patterned vinyl tiled flooring.





Bedroom One

13' 4" x 9' 11" (4.07m x 3.02m)

This spacious carpeted double bedroom has a front facing uPVC window and radiator. Two wall mounted remote control lights.

Bedroom Two

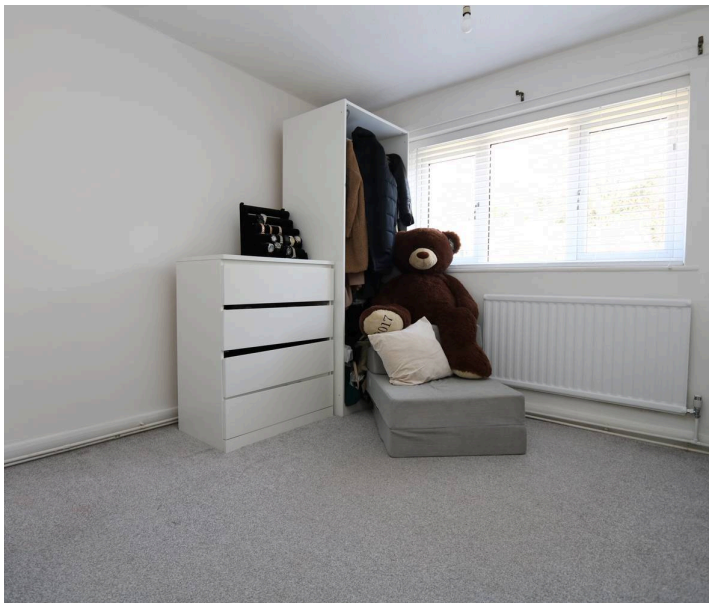
10' 10" x 9' 11" (3.30m x 3.02m)

A further roomy carpeted double bedroom with a built in wardrobe, rear uPVC window & radiator.

Bedroom Three

10' 4" x 6' 4" (3.15m x 1.94m)

A generous carpeted single bedroom which is currently utilised as a dressing room. Spacious built in over stair open storage. Front facing uPVC window & radiator.





REAR GARDEN

A fully enclosed rear garden with timber fencing, featuring a paved terrace for dining or relaxing. A lawned section with planted borders and steps leading to a gate at the rear. The rear garden is secure and family-friendly.

FRONT GARDEN

Attractive and low-maintenance frontage, finished with stone chippings, a central pathway and established planting with a low level brick wall.

GARAGE

Single Garage

Located in a nearby block, the property benefits from a single garage with an up-and-over door.







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