

## 82 Cardiff Road, Dinas Powys

£349,950 Freehold

\*SUPERBLY PRESENTED, FOUR BEDROOM, THREE-STOREY HOUSE\* MGY are delighted to bring to market this incredible four bedroom, mid-terraced house with a...

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

## DESCRIPTION

**\*\* SUPERBLY PRESENTED, FOUR BEDROOM, THREE-STOREY HOUSE \*\* GARAGE \*\* MGY** are delighted to bring to market this incredible four bedroom, mid-terraced house with accommodation split over three floors. The property is the perfect family home. The accommodation briefly comprises entrance hallway, lounge/diner, kitchen, four bedrooms and family bathroom. The property further benefits from having a garage, double glazing and gas central heating throughout. \*Viewing highly recommended\*

## LOCATION

The village provides a range of shops, salons and public houses together with The Humble Onion restaurant, Old Bank coffee shop and the Wild Blackberry deli. Highly regarded Primary Schools. Leisure facilities include tennis, golf and bowling clubs and beautiful walks over the Common and throughout the surrounding woodland. The village has ideal transport links being just 5.5 miles south west of the Capital City and 9 miles south east of J33 of the M4 Motorway, plus a stones throw from Dinas Powys train station.

## ENTRANCE HALL

Entered via beautifully presented front garden to front door. Open porch with traditional tiled flooring and walls, double glazed composite door into hallway with window over. Under stair storage cupboard. Glazed door to lounge/dining room. Stairs to first floor. Laminate wood flooring. Column radiator.

## LOUNGE/DINER

Dimensions: 27' 3" x 11' 4" (8.32m x 3.46m). Laminate flooring. Feature uPVC double glazed bay window to front aspect with fitted plantation shutters. Log burner with exposed brick chimney breast and tiled hearth. Pendant light fittings. Two radiators. Power points. uPVC double glazed French doors to rear garden.

## KITCHEN

Dimensions: 10' 8" x 8' 11" (3.26m x 2.72m). A stylish kitchen fitted with a range of base and eye level modern units incorporating composite sink and drainer with complementary work surfaces. Fitted electric oven and hob with extractor over. Integrated fridge and dishwasher. uPVC double glazed window to rear and external door to side. Power points.

## FIRST FLOOR

Doors to three bedrooms and bathroom. Stairs to second floor. Carpet to floor. Pendant light fittings.

## BEDROOM ONE

Dimensions: 14' 8" x 11' 3" (4.49m x 3.45m). Feature uPVC

## BEDROOM THREE

Dimensions: 11' 5" x 5' 7" (3.49m x 1.72m). A single bedroom currently used as a dressing room. Under stair storage cupboard. uPVC double glazed window to front. Radiator.

## BATHROOM

Dimensions: 9' 4" x 9' 1" (2.87m x 2.77m). A spacious bathroom which includes low level WC, pedestal wash hand basin, panelled bath with shower attachment, and double shower cubicle with shower over. Fully tiled walls. Laminate wood flooring. Cupboard housing gas combination boiler and washing machine. Windows to side and rear. Ladder radiator. Loft access.

## SECOND FLOOR

Double glazed Velux window to front. Two storage cupboards into eaves. Door to bedroom four.

## BEDROOM FLOOR

Dimensions: 14' 9" x 11' 3" (4.50m x 3.45m). Vaulted ceiling with Velux windows to front and rear. Radiator.

## OUTSIDE

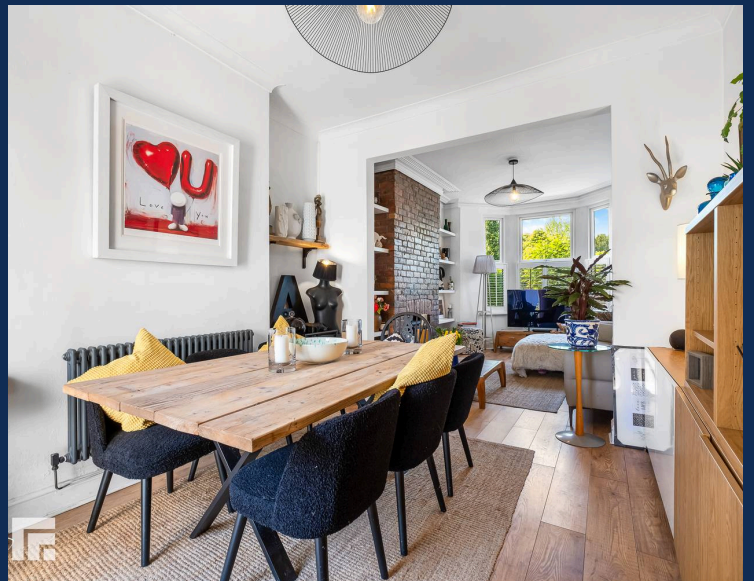
Rear Garden - A well presented rear garden laid to lawn with paved patio area. Shrub borders. Boundary fence. Glazed pedestrian door to garage. Outside tap.

## GARAGE

A single garage with electric roller shutter door. Light and power. Space for freezer.

## TENURE

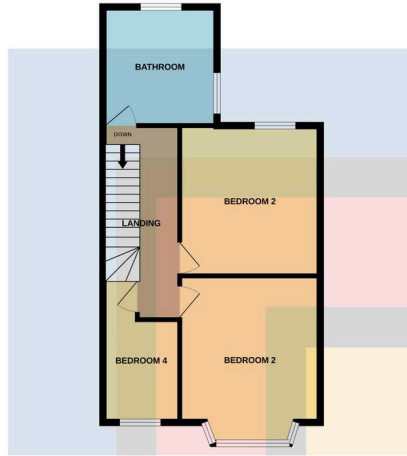
MGY have been advised that the property is FREEHOLD.



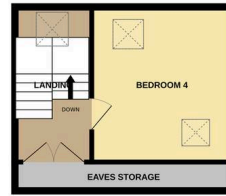
GROUND FLOOR  
504 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



2ND FLOOR  
261 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 1285 sq.ft. (119.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**CARDIFF 029 2046 5466**

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