

52 Caerwent Close

Dinas Powys, Vale of Glamorgan, CF64 4QA



An extremely well presented and upgraded modern property on this new development in Dinas Powys. The property comprises an entrance hall, lounge, kitchen with dining space and cloakroom on the ground floor along with the two bedrooms and two bathrooms above - the main bedroom having an en-suite. The rear garden is private and has a westerly aspect while there is off road parking to the front for two cars side-by-side. Viewing is recommended. EPC: B.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor
Est. Penarth 1969

£250,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Ground Floor

Entrance Hall

Luxury vinyl floor. Central heating radiator. Composite front door with double glazed panel. Power points. Door to the lounge and stairs to the first floor.

Lounge 9' 11" x 16' 2" into bay (3.03m x 4.93m into bay)

Fitted carpet. uPVC double glazed square bay window to the front overlooking the green. TV and power points. Central heating radiator. Door to the kitchen.

Kitchen 13' 4" x 12' 7" maximum (4.06m x 3.84m maximum)

Luxury vinyl floor. Large under stair cupboard. Central heating radiator. Upgraded fitted kitchen comprising wall units and base units with grey shaker style doors and chrome fittings. Stone effect laminate work surfaces. Integrated AEG appliances including an electric oven, four burner gas hob, extractor hood, dishwasher, washer dryer and fridge freezer. uPVC double glazed and double doors to the rear garden. Space for dining table and chairs. Recessed lights. Extractor fan. Power points.

Cloakroom 5' 4" x 3' 3" (1.62m x 0.98m)

Luxury vinyl floor. WC and wash hand basin. uPVC double glazed window to the side. Central heating radiator. Extractor fan.

First Floor

Landing

Fitted carpet to the stairs and landing. Hatch to loft space - which is boarded and roughly 3m sq). Power points.

Bedroom 1 11' 3" maximum x 11' 6" into doorway (3.43m maximum x 3.51m into doorway)

Double bedroom with en-suite shower room, located at the rear of the house and with a uPVC double glazed window overlooking the garden. Fitted carpet. Central heating radiator. Power and TV points. Built-in wardrobe.

En-Suite 4' 0" x 7' 0" (1.23m x 2.13m)

Luxury vinyl floor and part tiled walls. Suite comprising a shower cubicle with mixer shower, WC and wash hand basin. uPVC double glazed window to the rear. Heated towel rail. Recessed lights. Extractor fan.

Bedroom 2 13' 3" x 8' 11" (4.05m x 2.71m)

Double bedroom to the front of the property with uPVC double glazed window overlooking the green. Fitted carpet. Power points. Central heating radiator. Built-in cupboard with gas combination boiler.

Bathroom 6' 2" x 6' 10" (1.89m x 2.09m)

Luxury vinyl floor and part tiled walls. Suite comprising a panelled bath with mixer shower and glass screen, WC and wash hand basin. uPVC double glazed window to the side. Heated towel rail. Extractor fan. Recessed lights. Shaver point.

Outside

Front

Paved pathway and mature hedge. Off road parking to the side for one car. Small area of lawn.

Rear Garden

An enclosed rear garden with westerly aspect, laid to lawn and with a well sized paved patio. Storage shed. Gated access to the front. Outside tap and light.

Additional Information

Tenure

We have been informed by the vendors that the property is held on a freehold basis.

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £1,674.61 for the year 2021/22.

Approximate Gross Internal Area

699 sq ft / 65 sq m.

Notes

The property benefits from faster ‘fibre to the home’ broadband and a SMETS2 smart meter.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











