

# 9 Sycamore Close

Dinas Powys, Vale of Glamorgan, CF64 4TG



A nicely presented three bedroom terraced house, well looked after over the years and with additional potential to improve, upgrade and extend if required subject to planning permission. Located on a quiet cul-de-sac, the property comprises an entrance hall, open plan living room and dining room, kitchen and utility room while there are three bedrooms and a bathroom above. The property benefits from a front garden and an enclosed rear garden with southerly aspect. No chain. EPC: C.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

Est. Penarth 1969

**£295,000**

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
Tel: 029 20 702622 | [info@davidbaker.co.uk](mailto:info@davidbaker.co.uk) | [www.davidbaker.co.uk](http://www.davidbaker.co.uk)

## Accommodation

### Ground Floor

#### **Entrance Hall**

Fitted carpet. uPVC double glazed front door and window. Central heating radiator. Power and phone points. Cupboard with electricity meter and consumer unit.

#### **Lounge 12' 1" into recess x 13' 7" (3.69m into recess x 4.14m)**

Fitted carpet over the original parquet flooring. Large uPVC double glazed window to the front. Double central heating radiator. Power points and TV point. Coved ceiling. Open to the dining room. Wooden fire surround with fitted electric fire.

#### **Dining Room 8' 5" x 8' 10" (2.56m x 2.7m)**

Fitted carpet continued from the lounge - once again with original parquet flooring. Coved ceiling. Glazed hatch to the kitchen. Central heating radiator. Power points. uPVC double glazed door and window into the garden.

#### **Kitchen 9' 11" x 8' 10" (3.03m x 2.68m)**

Vinyl floor. Fitted kitchen comprising wall units and base units with laminate work surfaces. Freestanding cooker with double oven and four zone electric hob, counter level fridge and a fitted extractor hood. Single bowl stainless steel sink with drainer. uPVC double glazed window overlooking the garden. Doors to the utility room and the dining room. Part tiled walls. Power points. Central heating radiator.

#### **Utility Room 4' 4" x 6' 0" (1.33m x 1.83m)**

Vinyl flooring. uPVC double glazed door into the garden. Wall mounted gas condensing boiler. Washer dryer. Power points.

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. Built-in cupboard with hot water cylinder. Hatch to the loft space (not boarded but insulated).

#### **Bedroom 1 10' 2" x 11' 2" (3.1m x 3.41m)**

Double bedroom with uPVC double glazed window to the front providing distant views across Dinas Powys. Fitted carpet. Built-in wardrobes. Power points. Central heating radiator.

#### **Bedroom 2 12' 3" into doorway x 8' 10" (3.74m into doorway x 2.7m)**

Double bedroom with uPVC double glazed window to the rear overlooking the garden. Built-in wardrobe. Fitted carpet. Central heating radiator. Power points.

#### **Bedroom 3 8' 0" x 8' 2" (2.43m x 2.48m)**

Single bedroom with uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power points.

#### **Bathroom 6' 5" x 5' 6" (1.95m x 1.68m)**

Fully tiled bathroom with a suite comprising a corner showercubiclewith electric shower, WC, bidet and wash hand basin. Heated towel rail. uPVC double glazed window to the rear with Venetian blinds. Recessed lights and extractor fan.

### Outside

#### **Front**

Stepped pathway from the pavement to the front door. Area laid to stone chippings. Mature hedging on two sides. Covered external porch over the front door.

## Garage

The property benefits from a garage in a nearby block. Up and over door.

## Rear Garden

A well landscaped rear garden laid to lawn and natural stone paved patio. Timber shed. Area to the rear laid to stone chippings. Outside tap and light.

## Additional Information

### Tenure

The property is held on a freehold basis (WA944699).

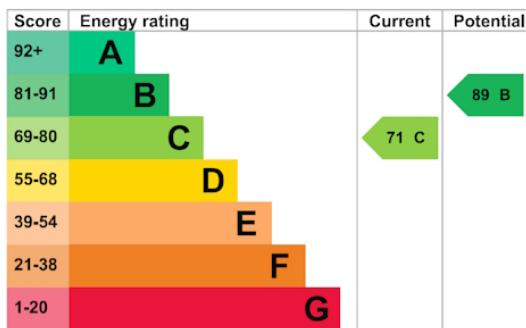
### Council Tax Band

The Council Tax band for this property is D which equates to a charge of £1,822.29 for the year 2023/24.

### Approximate Gross Internal Area

828 sq ft / 77 sq m.

### Energy Performance Certificate



### Floor Plan



This drawing is for illustrative purposes only (not to scale)  
Copyright © 2023 ViewPlan.co.uk (Ref: VP24-OKS-1, Rev: Org)









