





1 Perclose

Dinas Powys, Dinas Powys

Spacious family home with potential annexe style arrangement. Needs modernising. Accommodation incl. lounge, dining room, modern kitchen. Previous garage converted into living space with kitchen, shower room, potential bedroom. Southerly aspect rear garden with two sheds. Deep front garden with d Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- NO ONWARD CHAIN
- IN NEED OF MODERNISING
- POTENTIAL FOR ANNEXE STYLE LIVING ARRANGEMENTS
- 3 /4 BEDROOMS
- 2 SHOWER ROOMS
- 3 RECEPTIONS
- DEEP FRONT & REAR GARDENS
- EPC D63



Entrance Porch

6' 7" x 5' 2" (2.01m x 1.57m)

Accessed via uPVC door with opaque glazing and matching side windows. uPVC doors to garage conversion and main hall.

Hall

Accessed via uPVC front door. Laminate floor and carpeted stairs to the first floor. Partial tongue and groove panelled walls. Radiator. Wooden internal door to lounge.

Hallway

Laminate floor and carpeted stairs to the first floor. Partial panelled walls. Radiator. Wooden internal door to lounge.

Living Room

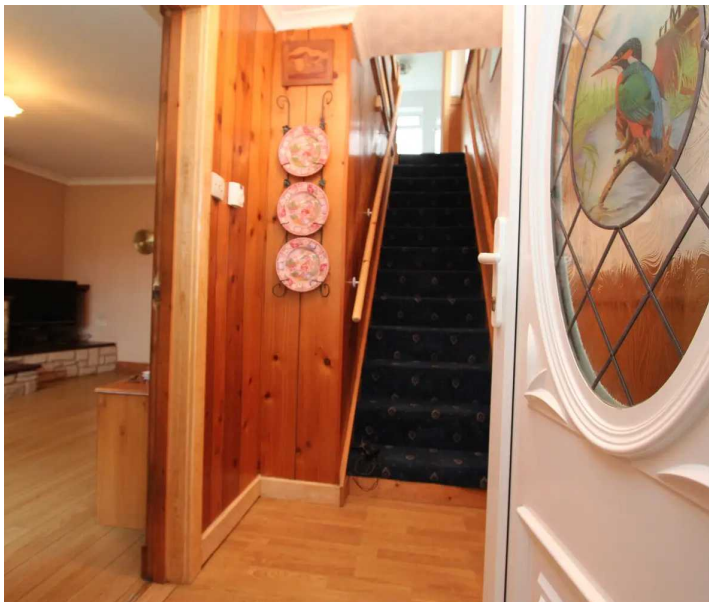
16' 5" x 12' 11" (5.00m x 3.94m)

Laminate floor and front aspect uPVC window. Radiator. Under stair storage cupboard. Internal door leads to the dining room.

Dining Room

10' 11" x 8' 10" (3.33m x 2.69m)

Laminate floor and uPVC sliding doors to rear garden. Open door access to the kitchen.



Kitchen

11' 0" x 6' 10" (3.35m x 2.08m)

A modern kitchen with a range of eye level and bases units in high gloss black with complementing wood work surfaces over. Inset sink unit with mixer tap. Inset 5 ring gas hob and double oven under. Space and plumbing for appliances. Ceramic tile floor. uPVC side and rear aspect window plus uPVC door to rear garden. Wall mounted boiler.

Potential Annexe Arrangement

Comprises of a lounge open to kitchen area, shower room and bedroom.

Annexe Lounge / Kitchen

19' 6" x 10' 8" (5.94m x 3.25m)

Front aspect window. Fire place. Potential lounge open



Annexe Lounge / Kitchen

19' 6" x 10' 8" (5.94m x 3.25m)

Front aspect window. Fire place. Potential lounge open to kitchen which has plumbing and water. Radiator.

Annexe Shower Room

5' 7" x 4' 0" (1.70m x 1.22m)

Wash basin, WC and shower cubicle with inset shower.

Annexe Bedroom

9' 9" x 8' 10" (2.97m x 2.69m)

Carpeted and rear aspect window plus door to garden.

Landing

Carpeted landing with loft hatch and side aspect window. Doors to three bedrooms and shower room.

Shower Room

6' 11" x 5' 11" (2.11m x 1.80m)

White suite comprising WC with button flush, pedestal wash basin, shower cubicle with electric shower inset and sliding door. Fully tiled walls. Opaque uPVC window to rear.

Bedroom One

11' 7" x 9' 10" (3.53m x 3.00m)

Carpeted double bedroom with rear aspect uPVC window. Radiator. Wardrobes to remain.

Bedroom Two

14' 3" x 9' 10" (4.34m x 3.00m)

Carpeted double bedroom with front aspect uPVC window. Radiator. Wardrobes to remain.

Bedroom Three

8' 1" x 6' 0" (2.46m x 1.83m)

Single bedroom with laminate floor and front aspect window.





GARDEN

A deep front garden which lays adjacent to the drive. Chippings and borders.

REAR GARDEN

A Southerly aspect garden, of good size, mainly of patio - low maintenance. Tap. Two garden sheds. N.B Garden is situated alongside a railway line.

ON DRIVE

4 Parking Spaces

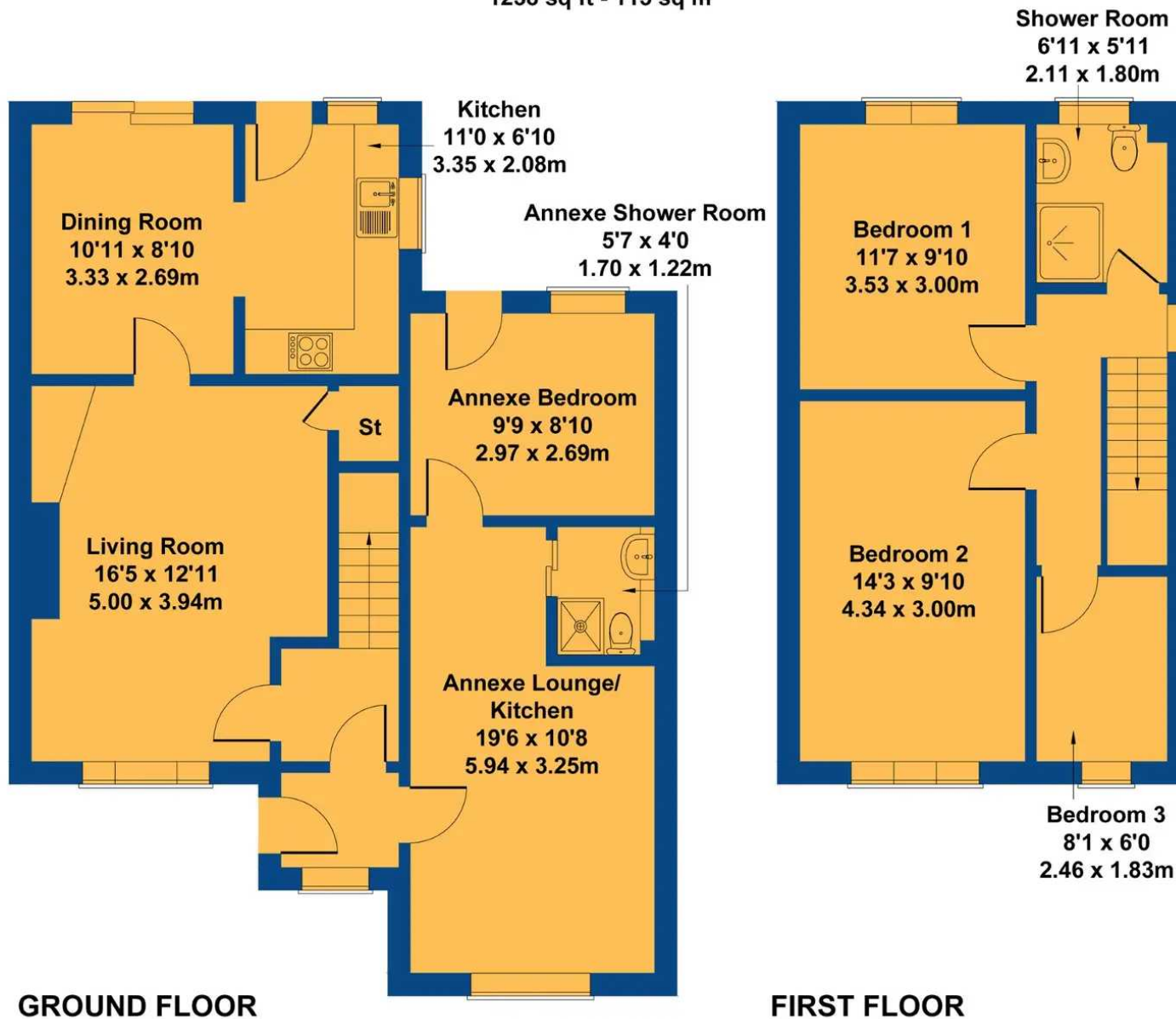
A long drive of interlocking brick providing off road parking for 3 / 4 cars.





1 Per Close

Approximate Gross Internal Area
1238 sq ft - 115 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



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