







## 16 Chamberlain Row

Dinas Powys, Dinas Powys

Extended semi-detached bungalow in a central location. 2 double bedrooms, 2 reception rooms, modern kitchen, enclosed rear garden, ample parking options including carport and garage. No chain. Quick completion.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- EXTENDED SEMI DETACHED BUNGALOW
- CENTRAL LOCATION CLOSE TO SHOPS AND PUBLIC TRANSPORT
- 2 DOUBLE BEDROOMS AND 2 RECEPTION ROOMS
- GREAT SIZE MODERN KITCHEN
- WHITE SHOWER ROOM/WC
- ENCLOSED REAR GARDEN ENJOYING SUPER PRIVACY
- GENEROUS PARKING AND LARGER THAN AVERAGE GARAGE
- EPC D66





### Entrance Porch

Accessed via uPVC door with leaded style opaque glazing. Easy wipe floor covering, storage and further internal door with frosted glazing which leads through to the entrance hall.

### Hallway

With original Herringbone block floor, radiator and a coved ceiling, matching panelled doors give access to the two double bedrooms, shower room WC and then a further door with opaque glazing leads to the sitting room and this in turn leads to the rear extension (dining room) and the kitchen. Handy storage cupboard and loft hatch.

### Sitting Room

18' 1" x 11' 11" (5.51m x 3.63m)

A spacious room with Herringbone block flooring, rear uPVC window and radiator. The focal point is a period style fire surround which has a marble back and hearth and coal effect electric fire. Coved ceiling with to wall lights. A feature arch leads to the extension / dining room.

### Dining Room

15' 0" x 9' 5" (4.57m x 2.87m)

A bright and airy room with laminate flooring and sliding uPVC doors which give access to the enclosed private garden. A uPVC door with opaque glazing also leads to the garden. Radiator and coved ceiling with six eyeball spotlights. Arch through to the modern fitted kitchen.

### Kitchen

10' 10" x 9' 6" (3.30m x 2.90m)

With a tiled effect laminated flooring, the kitchen is fitted with a comprehensive range of matching eye level and base units in Beech style and there are display cabinets. The units are complemented by modern worktops which have a one and a half bowl stainless steel sink unit with mixer tap over. Slot in space for appliances as required. Coved ceiling. Side uPVC window and wall mounted Vaillant combi boiler which fires the gas central heating.







### **Bedroom One**

13' 8" x 10' 9" (4.17m x 3.28m)

A spacious double bedroom which has Herringbone block flooring, front uPVC window, coved ceiling and recessed mirror fronted triple wardrobe (excluded from dimensions). N.B There is no radiator in this room.

### **Bedroom Two**

11' 7" x 10' 0" (3.53m x 3.05m)

With an easy wipe floor covering, this double bedroom has a front uPVC window, radiator and coved ceiling. There is a built in triple wardrobe.

### **Shower Room WC**

9' 10" x 5' 4" (3.00m x 1.63m)

With a white suite comprising close coupled WC, pedestal basin and a double shower cubicle with non grout easy wipe splash backs and thermostatic shower inset. There are ceramic tiled walls and splash backs plus an opaque uPVC side window. Radiator, shaver point and easy wipe PVC ceiling.

### **Garage**

29' 3" x 9' 11" (8.92m x 3.02m)

Accessed via up and over door and has uPVC double glazed rear and side windows plus double doors lead to the rear garden (wooden). power and lighting is provided.







### **FRONT GARDEN**

And drive. Laid to interlocking brick paviour and with a dwarf style wrought iron front railing boundary. This area extends to the side of the property and in essence provides off road parking for 5 vehicles. The side drive leads to a covered car port initially and then through to the garage. Outside tap plus pedestrian gate to the rear garden within the carport area.

### **REAR GARDEN**

With a wrap around deck adjacent to the bungalow itself, the majority is laid to a level lawn with washing line hole available. Various planted areas, an oval shape pond and the garden is nicely enclosed by a mix of block wall and fencing. It enjoys a sunny aspect and excellent degree of privacy.

### **DRIVEWAY**

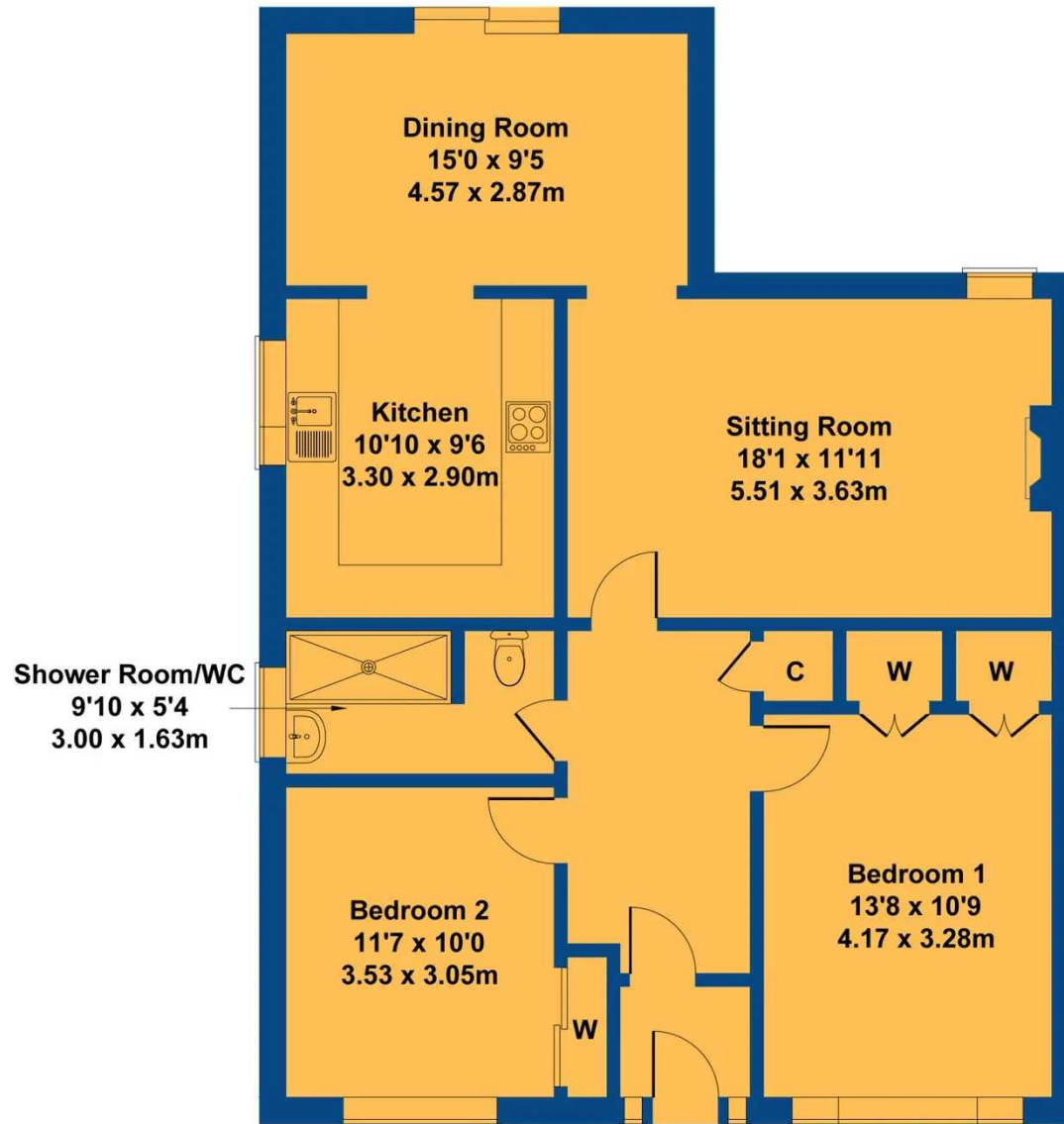
5 Parking Spaces

The side drive leads to a covered car port initially and then through to the garage. Outside tap plus pedestrian gate to the rear garden within the carport area.



# 16 Chmaberlain Row

Approximate Gross Internal Area  
1001 sq ft - 93 sq m



Not to Scale. Produced by The Plan Portal 2024  
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