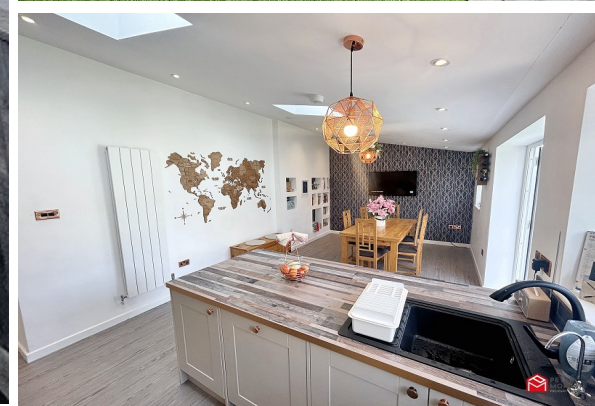


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PETER MORGAN  
PROPERTY GROUP

49 Dinas Road, Penarth, The Vale Of Glamorgan. CF64 3PJ



**£415,000**

## Main Features

- Extended Semi-Detached Property
- Three Bedrooms
- Freehold
- Off Road Parking With EV Charging Point
- Utility Room with W.C
- Catchment for Stanwell and Victoria Schools
- Enclosed Landscaped Rear Garden
- EPC - C
- Council Tax - D
- Need A Mortgage? We Can Help!

## General Information

EXTENDED - Peter Morgan Property Group are delighted to bring to market this very well pretend Three bedroom, semi detached, family home in the desirable location of Penarth.

This property offers -

Internally - Open plan kitchen diner with patio doors to rear garden, Lounge, Additional sitting room, Utility room, Three bedrooms to the first floor and family bathroom.

Externally - Off road parking for 2 cars with EV charging point, immaculately landscaped rear garden with patio and artificial grass.

Early viewing is highly advised.

## GROUND FLOOR

### Lounge

UPVC double glazed window to front. Wood effect flooring. Decorative light fitting. Radiator.

### Living Room

UPVC double glazed window to front. Wood effect flooring. Radiator.

## Utility Area

Wall and floor cupboards. Sink with drainer. Plumbing for washing machine. Space for tumble dryer. Access to W.C with Wash hand basin and vanity base unit.

## Open Plan Kitchen/ Dining Room

Modern fitted kitchen. UPVC double glazed windows. UPVC double glazed patio doors to beautifully landscaped rear garden. Barn style wall and floor cupboards with contrasting wood effect worktops. Range cooker. Wall mounted extractor fan. Matte black sink and drainer with central mixer tap. Spotlights. 2 x Velux windows. Space for dinning table.

## FIRST FLOOR

### Family Bathroom

Modern fitted bathroom suite with electric shower over bath, W.C and wash hand basin with vanity base unit. UPVC double glazed window to rear. Floor to ceiling tiled. Mosaic patterned flooring.

### Bedroom 1

DOUBLE BEDROOM - UPVC double glazed window to front. Fitted carpet. Radiator. Built in wardrobes.

### Bedroom 2

DOUBLE BEDROOM - UPVC double glazed window to front. Fitted carpet. Radiator. Access to storage.

### Bedroom 3

UPVC double glazed window. Fitted carpet. Radiator. Access to storage.

## Off Road Parking

Off road parking for 2 cars with EV charging point.

### **Front**

Tarmac offering off road parking for 2 cars.

### **Rear Garden**

Immaculate! Enclosed rear garden with patio and artificial grass. Railway sleepers surrounding mature trees.

### **Viewings**

Strictly By Appointment Only

### **Utilities**

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

**Current council tax banding** D

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold














Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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# PETER MORGAN

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