



Powys Drive, Dinas Powys, CF64 4LN

Welcome to

Powys Drive, Dinas Powys

An attractive three-bedroom semi-detached family home situated in the highly sought-after Powys Drive area of Dinas Powys. An ideal home for families, first-time buyers, or those looking to settle in one of the Vale of Glamorgan's most desirable villages.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Double glazed window to front. Ceramic flooring.

Entrance Hall

Stairs to first floor with under-stair storage cupboard, radiator, door to lounge and kitchen.

Lounge

Double glazed window to front. Electric fire with mantle. Wood effect flooring. Radiator. Arch to Dining Room

Dining Room

Double glazed French doors to rear. Wood effect floor. Radiator. Door to kitchen.

Kitchen

Double glazed window to side. UPVC door. Wall and base units with work surface over. One and a half bowl and drainer sink unit. Gas hob. Cooker hood. Plumbing for washing machine. Space for fridge-freezer. Door to rear garden.

Landing

Double glazed window to side. Doors to bedrooms and bathroom.

Bedroom One

Double glazed window to front. Radiator.

Bedroom Two

Double glazed window to rear. Radiator.

Bedroom Three

Double glazed window to front. Built-in cupboard. Radiator.

Bathroom

Obscured glass double glazed window to rear. Panelled bath with shower over. Wash hand basin. WC Fully tiled walls and floor. Radiator.

Front Garden

Laid to lawn and partially enclosed by shrubs. Paved driveway leading to side access with wrought iron gate to rear garden.

Rear Garden

Laid to lawn with timber fenced boundaries. Mature shrub planters. paved path and patio areas with built-in seating area.



view this property online allenandharris.co.uk/Property/PNR107071



Welcome to

Powys Drive, Dinas Powys

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three-bedroom semi-detached family home in the sought after Dinas Powys.
- Spacious and bright living accommodation

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£300,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/PNR107071



Property Ref:
PNR107071 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 **allen & harris**



029 2070 5528



penarth@allenandharris.co.uk



6 Andrews Buildings, Stanwell Road, PENARTH,
Wales, CF64 2AA



allenandharris.co.uk