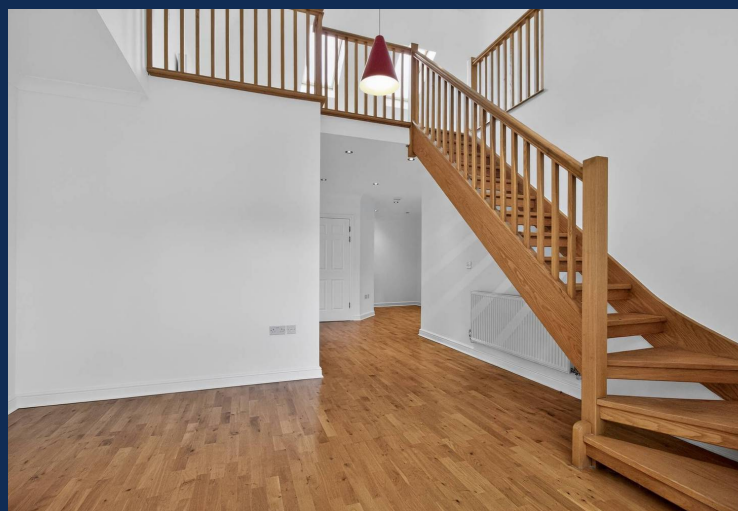




Brooklands Millbrook Road, Dinas Powys

£250,000 Leasehold

****SECOND FLOOR DUPLEX APARTMENT WITH MEZZANINE & ALLOCATED PARKING* NO CHAIN**** Situated close to the Village this modern apartment offers hallway,...

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

LOCATION

The property is situated in a sought after location with excellent transport links to Penarth & Penarth Marina, Cardiff Bay, Leckwith, the M4 and Cardiff City Centre. Dinas Powys train station is also within walking distance. Cardiff Marina is close by, with a variety of coffee shops and restaurants, Cardiff International Pool and White Water, The Green Giraffe Nursey and Cardiff Bay Retail Park. Beautiful cycle and walking paths to Cardiff Bay Barrage and its spectacular views across Cardiff Bay and Mermaid Quay.

COMMUNAL ENTRANCE

Entrance porch entered via double glazed communal front door with video telecom entry system. Door into inner hallway with stairs to all floors. Communal lighting.

HALLWAY

Glazed door into porch with double glazed window to side and main front door into apartment. Laminate flooring. Video telecom entry system. Open to lounge/diner.

LIVING/DINING ROOM

Dimensions: 14' 0" x 12' 7" (4.29m x 3.84m). uPVC double glazed bay windows to front aspect with pleasant outlook. Ample natural daylight and high ceiling. Laminate flooring. Radiator. Open tread oak wood staircase to mezzanine floor. Coving. Spotlights.

MEZZANINE LIVING ROOM

Dimensions: 18' 2" x 14' 4" (5.55m x 4.39m). Large mezzanine. An ideal secondary reception room or a third bedroom with feature vaulted ceiling. Two double glazed velux windows to rear. Ample natural daylight. Storage into eaves. Carpeted flooring. Radiator. Spotlights.

KITCHEN

Dimensions: 8' 11" x 6' 9" (2.74m x 2.08m). Separate kitchen. uPVC double glazed window to side. This shaker style kitchen is fitted with base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Fitted electric oven with four ring gas hob and extractor hood over. Integrated fridge/freezer and dishwasher. Space and plumbing for washer/dryer. Tiled splash backs and flooring. Wall mounted gas central heating Combi boiler. Radiator. Extractor fan. Coving. Spotlights.

BEDROOM ONE

Dimensions: 14' 6" x 9' 3" (4.43m x 2.82m). uPVC double glazed windows to front aspect. Double bedroom. Radiator. Carpeted flooring. Door to en-suite.

ENSUITE

Dimensions: 5' 6" x 5' 3" (1.69m x 1.61m). Fitted with low level WC, pedestal wash hand basin and fitted corner shower cubicle. Fully tiled walls and floor. Shaver point. Spotlights. Extractor fan. Hated towel rail.

BEDROOM TWO

Dimensions: 10' 1" x 8' 11" (3.09m x 2.73m). uPVC double glazed windows to rear aspect. Double bedroom. Radiator. Carpeted Flooring.

BATHROOM

Dimensions: 6' 3" x 6' 0" (1.93m x 1.85m). A three piece suite to include low level WC, pedestal wash hand basin, fitted shower cubicle with glass screen and panelled bath. Fully tiled walls and floor. Extractor fan. Heated towel rail.

COMMUNAL GARDENS

Beautifully presented communal gardens to front, side and rear mainly laid to lawn with mature hedges and trees, and shrub borders. Boundary wall and fence.

PARKING

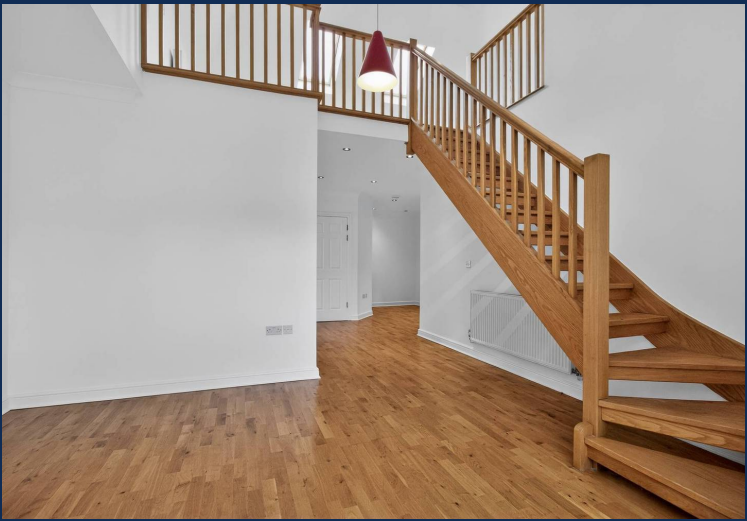
One allocated parking space. Visitor parking.

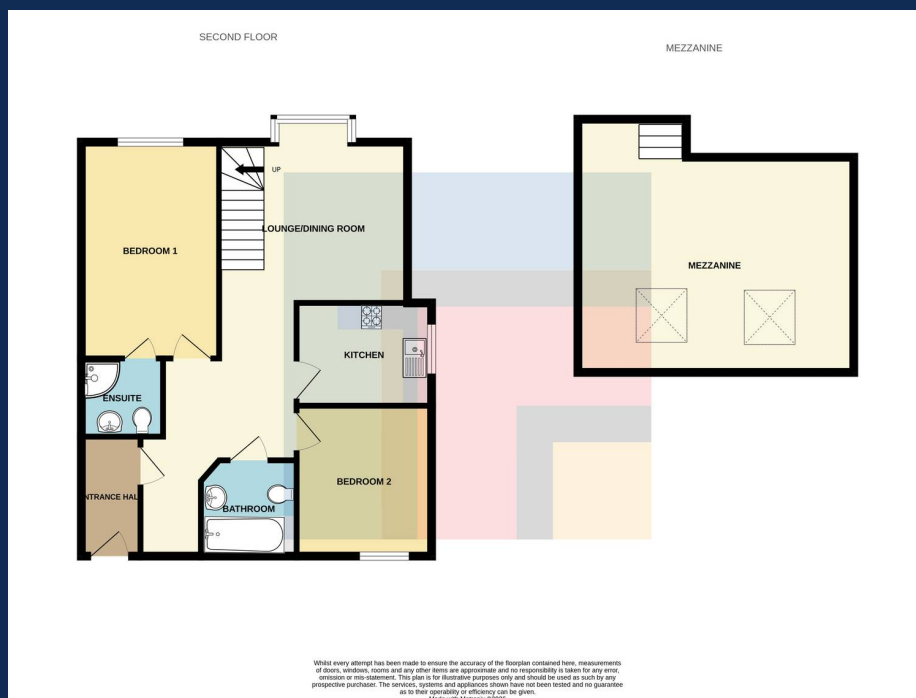
TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2005. Service charges of £2,024.71 per annum, which includes buildings insurance, video entry intercom system, maintenance of internal and external communal areas/gardens, window cleaning of communal areas and apartment, allocated parking space, visitor parking and two disabled parking bays. No ground rent.

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





PENARTH 029 2047 5191

17 Glebe Street, Penarth, Vale of Glamorgan,
CF64 1ED



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