



**£235,000**  
freehold

**42 Raglan Close,  
Dinas Powys CF64 4NX**

- EPC Rating: D
- Modern And Stylish Three Bedroom End of Link
- Fantastic Location
- Low Maintenance Rear Garden
- Close to Amenities and Transport Links





## About The Property

Beautifully presented end of link three bedroom property situated in a desirable area of Dinas Powys. Found in immaculate condition throughout and presented to a high standard. The property is conveniently located with access to excellent amenities in the area which include local shopping facilities and Eastbrook railway station which is just a short walk away. Briefly comprising, entrance hallway, light and spacious modern living space, dining area with patio doors leading to the garden and fitted kitchen. To the first floor, two nicely decorated double bedrooms, single bedroom and bathroom. The property also benefits from a generous front garden and an enclosed rear garden that has been recently transformed by its present owners. Parking arrangements for this property are on street. Please call Peter Alan Dinas Powys to register your interest on 02920 513151.

## Accommodation

### Entrance

Entrance via PVC door to entrance hallway.

### Entrance Hallway

Carpeted flooring. Door leading to lounge. Stairs rising to first floor.

### Lounge Area

15' 10" MAX INTO RECESS x 13' 8" ( 4.83m MAX INTO RECESS x 4.17m )

Electric fireplace. Radiator. PVC window to front. Archway into dining area. Door to under stair cupboard. Door to kitchen.

### Dining Area

8' 9" x 8' 9" ( 2.67m x 2.67m )

Space for dining table. PVC patio doors leading to garden. Radiator.

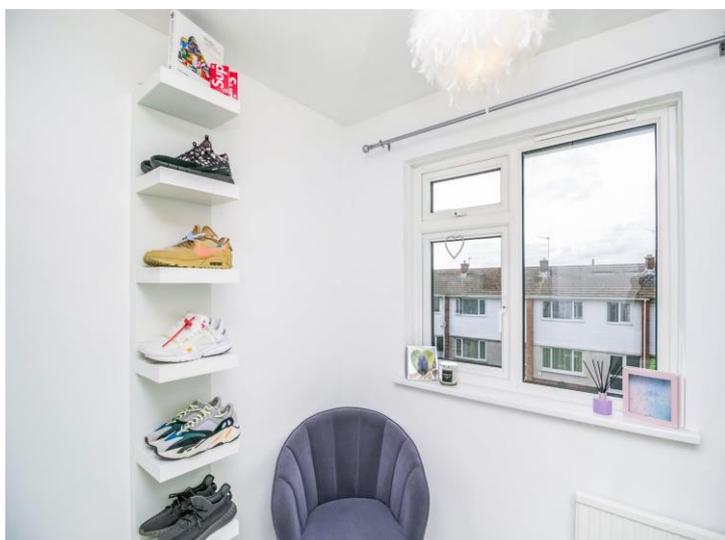
### Kitchen

9' 11" x 8' 10" ( 3.02m x 2.69m )

Laminate flooring. Gas hob/oven with extractor over. Range of wall and base units. Partially tiled walls. PVC window to rear. PVC door to rear. Fridge to remain. Single bowl sink. Space for dishwasher.

# Peter Alan - Dinas Powys

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## First Floor Landing

Carpeted flooring. Doors leading to bedrooms 1,2,3, bathroom and airing cupboard.

## Bedroom 1

10' 3" x 11' 6" MAX extending to 14' into recess ( 3.12m x 3.51m MAX extending to 4.27m into recess )  
Double bedroom. PVC window to front. Carpeted flooring.

Radiator.

## Bedroom 2

10' 3" x 8' 8" MAX extending to 11' 3" into recess ( 3.12m x 2.64m MAX extending to 3.43m into recess )  
Double bedroom. PVC window to rear. Laminate flooring.  
Radiator.

## Bedroom 3

8' 5" x 5' 10" ( 2.57m x 1.78m )  
Single bedroom. PVC window to front. Laminate flooring.  
Radiator.

## Bathroom

PVC opaque window to rear. White bathroom suite comprising, bath with shower over, toilet and sink.  
Cushioned flooring. Partially tiled.

## Garden

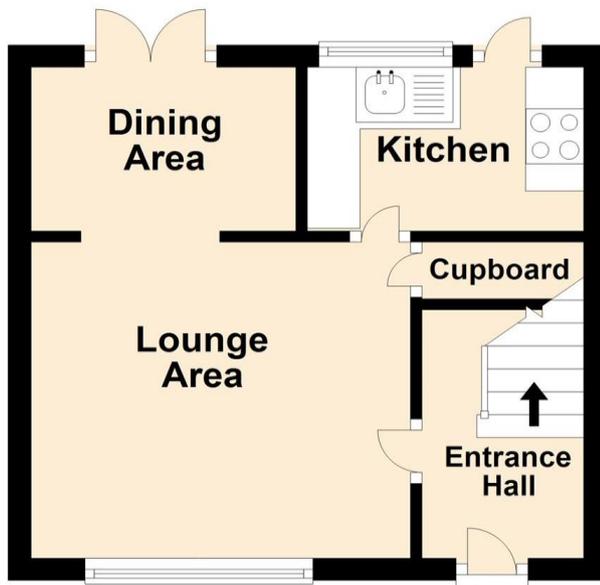
To the front of the property: Mainly laid to lawn with pathway leading to the property. Side gated access to rear.  
Established shrubs.

To the rear of the property: Low maintenance paved and tiered rear garden. Patio area. Steps up to garage. Small laid to lawn area. Chipping's. Gate to rear access.

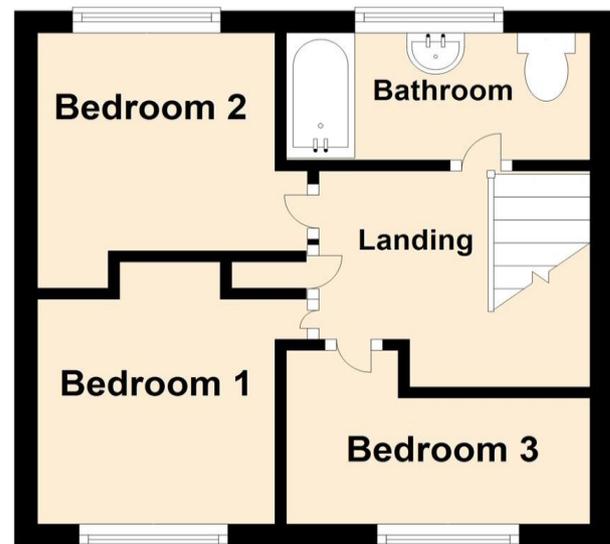
## Garage

16' 3" x 8' 7" ( 4.95m x 2.62m )  
Up and over door. Door leading to garden.

### Ground Floor



### First Floor



#### Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.