

Raglan Close

£375,000



- NO ONWARD CHAIN
- DETATCHED FAMILY HOME
- GARAGE AND DRIVEWAY
- CLOSE TO WELL REGARDED SCHOOLS
- CLOSE TO LOCAL SHOPS AND AMENITIES
- EXCELLENT POTENTIAL FOR MODERNIZATION
- COUNCIL TAX BAND - E
- EPC Ratina: D

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About the property

No onward chain. A three-bedroom detached home with driveway and detached garage, situated in the sought-after village of Dinas Powys. Offering spacious accommodation, private gardens and excellent potential for modernisation, close to local shops, schools and train links to Cardiff.

Accommodation

Entrance Hall Entered via front door, with stairs rising to the first floor, a useful understairs storage cupboard, and doors leading to the principal ground floor accommodation.

Lounge 16' 2" max x 13' 10" max (4.93m max x 4.22m max)

A spacious reception room with a large front-facing window allowing plenty of natural light. Offering excellent proportions, this room provides a comfortable family living space and features an electric fire, creating an attractive focal point. The room also offers excellent potential for modernisation to suit individual tastes.

W.C. Fitted with a low-level WC and wash hand basin.

Kitchen 11' max x 8' 11" max (3.35m max x 2.72m max)

Fitted with a range of wall and base units with work surfaces over, incorporating a sink and drainer unit. Space is provided for a range of appliances. A large window overlooks the rear garden, filling the room with natural light, An internal door leads through to the porch/utility area, offering additional storage and practicality. The kitchen offers excellent scope for modernisation and improvement to suit individual tastes and requirements.

Dining Room 11' 9" max x 8' 11" max (3.58m max x 2.72m max)

A separate dining room with a front-facing window, providing a bright and versatile space for family meals and entertaining guests.

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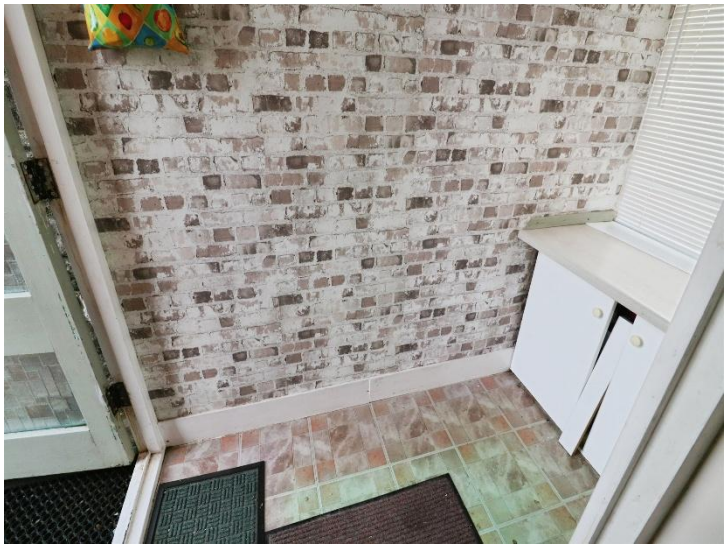



Offering ample room for a dining table and chairs, with potential to modernise and personalise to suit individual tastes.

Porch/ Utility Area A useful porch/utility area accessed from the kitchen, providing additional space for storage and household appliances. Benefitting from a door leading directly onto the rear garden, offering convenient access to the outdoor space.

Landing Providing access to all first-floor accommodation. Benefitting from a side-facing window allowing natural light to the landing area, as well as a useful storage cupboard housing the boiler. Access to the loft space.

Bedroom 1 13' 9" max x 10' 8" max (4.19m max x 3.25m max)

A spacious double bedroom with a front-facing window allowing for plenty of natural light. this well-proportioned room provides ample space for bedroom furniture and offers an ideal principal bedroom.

Bedroom 2 15' 1" max x 8' 10" max (4.60m max x 2.69m max)

A well-proportioned double bedroom with a front-facing window allowing for plenty of natural light. Offering ample space for bedroom furniture, this versatile room is ideal as a guest bedroom, children's room or additional principal bedroom.

Bedroom 3 10' 10" max x 8' 10" max (3.30m max x 2.69m max)

A well-proportioned third bedroom benefitting from a side-facing window allowing natural light to fill the room. Featuring fitted storage, this versatile space is ideal for use as a child's bedroom, guest room or home office.

Shower Room 7' 8" max x 6' 9" max (2.34m max x 2.06m max)

Fitted with a double walk-in shower with electric shower, wash hand basin and low-level WC. The room is enhanced by recessed spotlights and provides a practical shower room, offering scope for updating to suit individual tastes.

Rear Garden

A private and enclosed rear garden offering a wonderful space to relax and entertain. The garden benefits from a patio seating area, lawn, and a garden shed providing useful outdoor storage. Mature trees and established shrubs add colour, privacy and interest throughout the seasons. There is also direct access to the garage from the garden, adding further convenience and practicality.

Front Garden The front garden is mainly laid to lawn and complemented by a variety of mature trees and established shrubs, creating an attractive approach to the property. A driveway provides off-road parking and leads to the garage, with a pathway offering access to the front entrance of the house.

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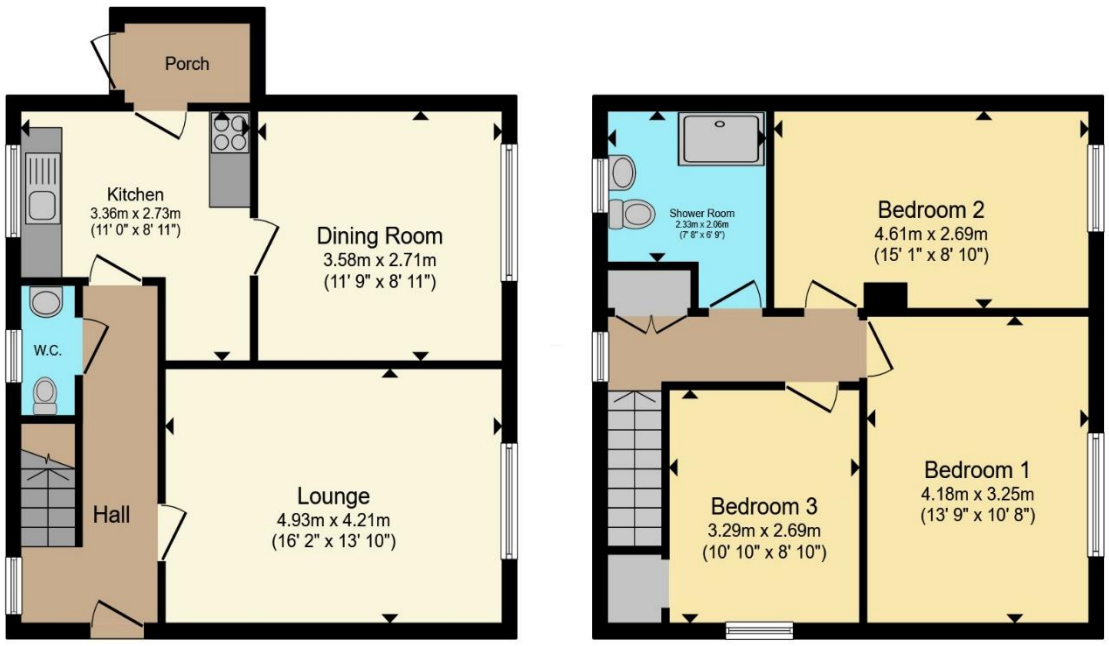
Floorplan



Ground Floor **First Floor**

Total floor area 100.3 m² (1,080 sq.ft.) approx

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