1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



2 St. Winifreds Close, Dinas Powys CF64 4TT

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING C

Situated in the charming area of St. Winifreds Close, Dinas Powys, this delightful ground floor apartment offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this flat is ideal for individuals, couples, or small families seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious living room that provides an inviting atmosphere for relaxation and entertaining. The layout is designed to maximise space and light, making it a perfect setting for both quiet evenings and lively gatherings. The living area seamlessly connects to the rear garden, which offers a private outdoor space for enjoying the fresh air, gardening, or simply unwinding in the sun.

The property boasts a well-appointed bathroom, ensuring that all your needs are met. With approximately 136 years remaining on the lease, this leasehold flat presents a secure investment opportunity. Notably, there is no ground rent payable, and the absence of a service charge means that each flat owner is responsible for their own outdoor space, allowing for greater autonomy. Garage with parking available.

Located in the picturesque Dinas Powys, residents can enjoy the tranquillity of suburban living while being just a short distance from local amenities, parks, and transport links. This property is not just a home; it is a lifestyle choice that offers both comfort and convenience in a sought-after location. Don't miss the chance to make this charming flat your own.







FRONT
Ample parking with paved pathways leading to an entrance porch. The porch features a uPVC double-glazed sliding door, tiled flooring, and a UPVC double-glazed skylight, with the main front door opening into the hallway.

ENTRANCE HALLWAY
10'1 x 6'9 (3.07m x 2.06m)
Features a textured ceiling with coving, plastered walls, and wood-effect flooring. It provides access to the bedrooms, family bathroom, and storage cupboards through traditional wooden doors. One storage cupboard contains plumbing for a washing machine and shelving.

LIVING ROOM
13'2 x 12'0 (4.01m x 3.66m)
Features a textured ceiling with coving, plastered walls, and wood-effect flooring. UPVC double-glazed French doors with side panel windows open to the rear garden. A sliding door leads to the kitchen, and there is a wall-mounted radiator.

KITCHEN
9'8 x 6'7 (2.95m x 2.01m)
Comprises a textured ceiling with coving, plastered walls, ceramic splashback tiles, and tile-effect flooring. The kitchen includes base units with laminate work surfaces, fitted shelving, a ceramic sink with a mixer tap and drainer board, an integrated electric oven and grill with an inset gas hob, space for a fridge-freezer, plumbing for a dishwasher, and a wall-mounted combination boiler. A UPVC double-glazed window overlooks the rear garden.

MASTER BEDROOM
14'8 x 12'0 (4.47m x 3.66m)
Includes a textured ceiling with coving, smoothly plastered walls, and fitted carpet. A UPVC double-glazed window overlooks the front elevation, and there is space for large wardrobes and a wall-mounted radiator.

BEDROOM TWO
11'4 x 8'0 (3.45m x 2.44m)
Contains a textured ceiling with coving, plastered walls, and fitted carpet flooring. It also has a wall-mounted radiator and a UPVC double-glazed window to the front elevation.

FAMILY BATHROOM
6'2 x 5'6 (1.88m x 1.68m)
This room has a textured ceiling, ceramic tiled walls, and wood-effect flooring. It is fitted with a bath that has a mixer tap and a mains-operated shower over it with twin heads, a pedestal wash hand basin with a mixer tap, and a wall-mounted radiator. A UPVC double-glazed obscure glass window is present on the side elevation.

REAR GARDEN
Includes a paved patio area, a lawn, mature shrubbery with raised flower beds, and space for a garden shed. It is enclosed by feather-edge timber fencing and has an outside tap and a gate providing side access to a lane.

GARAGE
Up and over door entering the garage. Ideal for storage or secure parking.

COUNCIL TAX
Council tax band C.

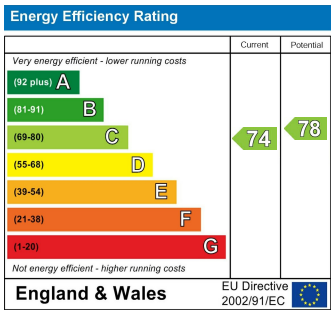
DISCLAIMER
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2.When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3.All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

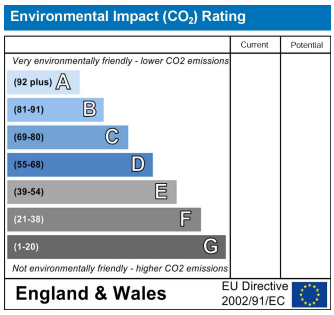
MORTGAGE ADVICE
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PHOTOGRAPH DISCLAIMER
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

PROCEEDS OF CRIME ACT 2002
Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

TENURE
We have been advised that the property is leasehold. You are advised to check these details with your solicitor as part of the conveyancing process.











Company No: 5972152. Registered Office:1 Broad Street, Barry, Vale of Glamorgan, CF62 7AA. VAT No. 850 441 350