



LEE CLOSE  
DINAS POWYS



# LEE CLOSE

, C F 64 4J N

£280,000 -

FREEHOLD



3 Bed



1 Bath



sq ft

Welcome to Lee Close, Dinas Powys - a charming property that offers a fantastic opportunity for a new homeowner. This delightful house boasts 2 reception rooms, 3 bedrooms, and 1 bathroom, providing ample space for comfortable living.

Situated in a great location, this property offers convenience and accessibility to local amenities. With parking available for 2 vehicles, you'll never have to worry about finding a spot for your car.

One of the standout features of this property is the garage, which presents the exciting potential to be converted into a versatile space according to your needs - whether it be a home office, a gym, or an additional living area.

The impressive gardens surrounding the property provide a peaceful retreat where you can relax and unwind, perfect for enjoying outdoor activities or hosting gatherings with family and friends.

What's more, this property is available with no chain, making the buying process smoother and quicker. Don't miss out on the opportunity to make this house your home and create lasting memories in this wonderful setting.

## ENTRANCE

Via UPVC door leading into;

## HALLWAY

8'5" x 3'11"

Feature wood panelling to the walls. Built in storage cupboard with hanging space and shelving. Radiator. Fitted carpet. Door into;

## LIVING ROOM

16'11" x 12'5"

UPVC double glazed windows to the front elevation. Feature brick fireplace with gas fire in situ. Staircase rising to first floor landing with under stair storage cupboard. Radiator. Fitted carpet. Door into kitchen and open to;

## DINING ROOM

10'0" x 8'0"

UPVC double glazed patio doors to the rear overlooking and leading to the rear garden. Serving hatch into the kitchen. Radiator. Fitted carpet.

## KITCHEN

10'5" x 8'4"

UPVC double glazed window and door to the rear elevation overlooking and leading to the rear garden. Wood panelling to the walls. Range of Wall and base units with work surfaces over. Stainless steel sink and drainer with mixer tap over. Built in oven with four ring electric hob and extractor fan above. Tiling to splash back areas. Ample space and plumbing for white goods. Radiator. Tiling to floor.

## FIRST FLOOR LANDING

Access to loft space. Built in storage cupboard housing the wall mounted combination boiler. Fitted carpet. Doors off to all rooms.

## BEDROOM ONE

12'0" x 9'9"

UPVC double glazed window to the front elevation. Coving to ceiling. Range of built in furniture including wardrobes and vanity/desk. Radiator. Fitted carpet.

## BEDROOM TWO

10'7" x 8'1"

UPVC double glazed window to the rear elevation. Range of built in furniture including wardrobes and vanity/desk. Radiator. Fitted carpet.

## BEDROOM THREE

8'11" x 6'11"

UPVC double glazed window to the front elevation. Coving to ceiling. Built in wardrobe. Radiator. Fitted carpet.

## BATHROOM

5'6" x 5'4"

UPVC double glazed obscure window to the rear elevation. Tiling to all walls. Bath with twin taps and shower over. Pedestal wash hand basin with twin taps over. Radiator. Tile effect flooring.

## W/C

5'5" x 2'9"

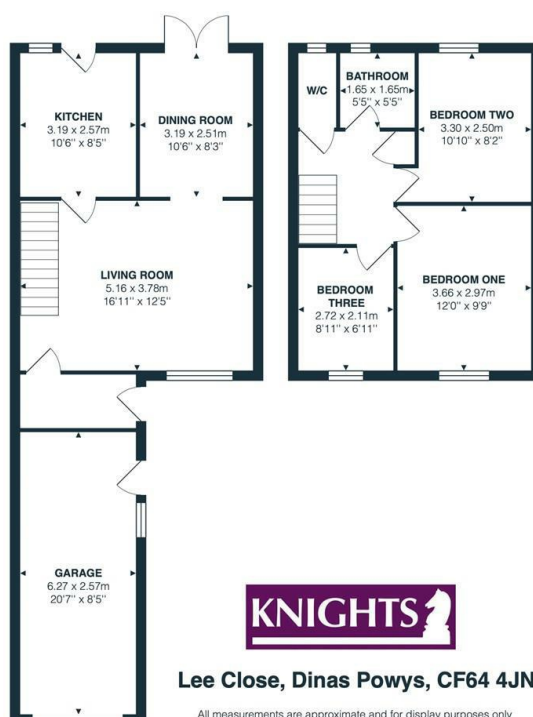
UPVC double glazed obscure window to the rear elevation. Low level W/C. Tiling to all walls. Fitted carpet.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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