

TO LET

Powys Drive

Dinas Powys, CF64 4LN

DINAS POWYS

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MONTHLY RENT

£1,600

4 BEDROOMS

2 BATHROOMS

1 RECEPTION

1,292 SQ FT






HEAD FOR
THE HILLS





THE PROPERTY

Jeffrey Ross are pleased to introduce this immaculate property in the heart of Dinas Powys, close to amenities and less than 5 minutes walk to Eastbrook Train Station. The property comprises; a large living room, with doors leading to the kitchen/dining space, downstairs shower room and second reception room currently being used as an office. To the first floor, there are two double bedrooms, family bathroom & two single bedrooms in the eaves fit for multi-purpose. Externally, there is a private garden to the rear and a driveway with space for two cars plus electric charging to the front. Available furnished.

Electricity included in the monthly rent due to solar panels.

Council Tax Band E EPC Rating C A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.





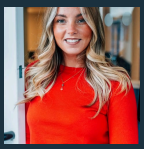






OUR COMMENTS

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LAUREN KING

LETTINGS VALUER AND NEGOTIATOR, BORN AND RAISED IN... · PENARTH



ACCOMMODATION

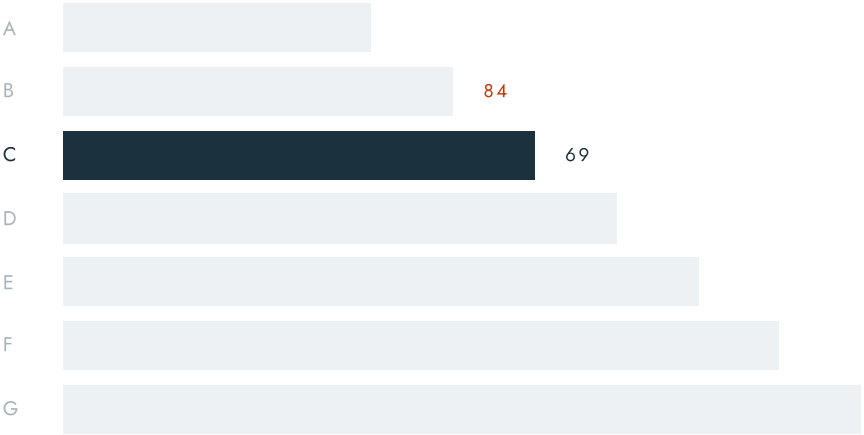
HALLWAY	1.83m / 0.89m
LIVING ROOM	4.06m x 3.94m
KITCHEN/DINER	3.28m x 5.03m
DINING/UTILITY ROOM	2.08m x 5.49m
SHOWER ROOM	1.35m x 2.06m
STUDY	2.06m x 3.56m
BEDROOM ONE	3.02m / 3.94m x 5.03m
BEDROOM TWO	3.35m x 3.00m
BEDROOM THREE	2.08m x 3.45m
STUDY	2.08m x 3.78m
BATHROOM	1.85m x 1.93m

Not to scale. Measurements are approximate and for illustration only.

ENERGY & MATERIAL INFORMATION

Energy efficiency

Currently band C, with the potential to reach band B.



Rating 69 · potential 84. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE - SEMI-DETACHED
INTERNAL AREA	1,292 SQ FT
FURNISHED	FURNISHED
AVAILABLE FROM	4 JANUARY 2027
COUNCIL TAX	BAND E · ABOUT £2,727 A YEAR *Vale of Glamorgan Council, 2026/27 estimate*
EPC RATING	69 · POTENTIAL 84

COME AND SEE IT

Arrange a viewing

Our Penarth team can arrange a private viewing, usually within days – call 029 2041 5161.



Lauren King

LETTINGS VALUER AND NEGOTIATOR, BORN AND RAISED IN...

PENARTH BRANCH
029 2041 5161
9A ROYAL BUILDINGS, VICTORIA ROAD, PENARTH, CF64 3ED

SCAN TO SEE WHAT'S NEAR YOU

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Council tax band is as advised by the landlord. A holding deposit, a security deposit and other permitted payments may apply; the current schedule is published at jeffreyross.co.uk/docs/lettings-fees.pdf. Client money protection: Client Money Protect, membership CMP001425. Jeffrey Ross, 9a Royal Buildings, Victoria Road, Penarth, CF64 3ED. 029 2041 5161. The Property Ombudsman, membership D03828. jeffreyross.co.uk

jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL

SCAN TO SEE WHAT'S
NEAR YOU