

Mr Les Gibbons
1 Clos Y Nant
Eastbrook
Dinas Powys
CF64 4JY

05 April 2018

Dear Mr Gibbon

Collie Cottage, Cardiff Road, Dinas Powys

Thank you for inviting me to value Collie Cottage this week.

The new detached house fronts Cardiff Road and sits adjacent to the railway line on the fringe of the village.

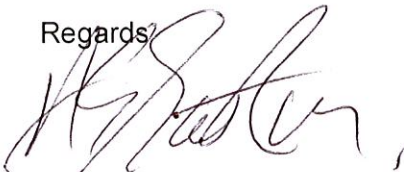
The property offers an open plan kitchen, dining and living area together with cloakroom at ground floor level. At first floor level there are 2 bedrooms and a bathroom.

The house also has a rear garden, driveway and garage.

We would value the property at £202,500 (two hundred and two thousand and five hundred pounds) which you may find disappointing but given the size of the property and its poor location on an extremely busy road, next to a railway line, we feel the market for such an opportunity will be severely limited.

I trust that this information is satisfactory for your purposes but should you have any queries, or require anything further, please let me know.

Regards,



Alex Easton BSc MRICS

Director

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