

# Cross Farm, Cross Common Road

Dinas Powys, CF64 4TP



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£895,000**



Five Bedroom Detached House



# Property Description

\*\* EXTENDED DETACHED HOME ON 0.45 ACRE PLOT \*\* 5 BEDROOMS \*\* GARAGE \*\* CLOSE TO VILLAGE \*\* MGY are pleased to offer this beautifully presented traditional Welsh long-house, retaining many original features and dating back beyond the 15th century. Set amongst 0.45 acres (0.18 ha) of well presented gardens, bordering open countryside whilst only a short distance to Dinas Powys Village. The accommodation briefly comprises; entrance porch, WC, lounge, kitchen/breakfast room, utility room, study/bedroom five, garden room and sitting/family room. To the first floor are four bedrooms including principle with en-suite, plus the family bathroom. Outside there are well presented gardens with sunny Southerly aspect to rear. Detached double garage. Spacious driveway with ample parking. EPC rating: C

**Tenure Freehold**

**Council Tax Band I**

**Floor Area Approx 2,677 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## ENTRANCE HALL

Entered via wooden door. Solid wood flooring. Power points. Doors to study/bedroom five and long room. Spotlights and additional wall lighting. Underfloor heating. Stairs rising to first floor.

## LOUNGE

27' 0" x 13' 1" (8.25m x 4.0m)  
Continuation of the wooden flooring. Spotlights and additional wall lighting. Window to front. Power points. Fireplace recess. Alcove. Underfloor heating. Opening to the open plan kitchen/breakfast room, conservatory, and downstairs WC.

## STUDY/BEDROOM FIVE

16' 8" x 9' 10" (5.10m x 3.00m)  
Wooden flooring. Spotlights. Window overlooking driveway. Currently used as a home office but has potential to be converted into an additional bedroom. Power points. Underfloor heating.

## LONG ROOM

28' 10" x 14' 9" (8.80m x 4.50m)  
Well proportioned additional reception room. Vaulted ceiling. Full height double glazed French doors leading to the rear, with two additional windows overlooking driveway. Power points. Underfloor heating. Carpet. Spotlights.

## KITCHEN

14' 7" x 11' 7" (4.45m x 3.55m)  
Traditional kitchen with a range of wall, base and drawer units with round edged worktops over incorporating 1.5 sink and drainer with hot and cold tap over, and gas hob with extractor over. Tiled splashbacks. Spotlights. Power points. Integrated appliances such as fridge, freezer, oven, grill, microwave and dishwasher. Two windows overlooking the herb garden. Underfloor heating. Door to rear garden. Step down into breakfast room.

## BREAKFAST ROOM

15' 5" x 10' 4" (4.70m x 3.15m)  
Open plan area adjoining to the kitchen. Wooden flooring. Window to side. Door to utility room. Spotlights. Power points. Underfloor heating.

## UTILITY ROOM

13' 7" x 4' 3" (4.15m x 1.30m)  
Tiled flooring. Worktops with space and plumbing beneath for appliances such as a washing machine and tumble dryer. Window. Power points. Door opening onto the forecourt.

## CLOAKROOM

Tiled flooring. WC. Pedestal wash hand basin with hot and cold tap over. Pendant light fitting.

# Cross Common Road, Dinas Powys, CF64 4TP

## FIRST FLOOR

Wooden flooring. Skylight. Doors to four bedrooms and family bathroom.

## MASTER BEDROOM

11' 11" x 11' 1" (3.65m x 3.40m)  
Carpet. Window to each side. Power points.  
Spotlights. Radiator. Door to en-suite.

## ENSUITE

Vaulted ceiling with Velux windows. Walk in shower cubicle with mains powered shower over. Partially tiled walls. WC. Pedestal wash hand basin with hot and cold tap over. Window.

## BEDROOM THREE

11' 7" x 10' 4" (3.55m x 3.15m)  
Carpet. Window overlooking garden. Radiator.  
Spotlights. Power points.

## BEDROOM FOUR

10' 5" x 8' 10" (3.20m x 2.70m)  
Carpet. Window overlooking garden. Spotlights.  
Radiator. Power points.

## CONSERVATORY

Large conservatory. Tiled flooring. Panoramic windows with additional French doors leading to rear garden.

## BEDROOM TWO

16' 0" x 11' 7" (4.90m x 3.55m)  
Located at the far end of the house. Carpet. Window.  
Radiator. Power points.

## BATHROOM

11' 1" x 9' 10" (3.40m x 3.00m)  
Tiled flooring and partially tiled walls. Window with additional Velux window to ceiling. Panelled bath with hot and cold tap over and additional handheld shower attachment. Pedestal wash hand basin with hot and cold tap over. Walk in shower cubicle with mains powered shower over. Radiator.

## OUTSIDE

### FRONT

Gated entrance to spacious driveway with ample parking. Detached double garage. Access to rear garden.

### REAR

A substantial plot with front, side and Southerly facing rear garden, mainly laid to lawn with paved seating area. Flower beds with apple, pear and plum trees. Boundary fence. Outside tap. Views over countryside.

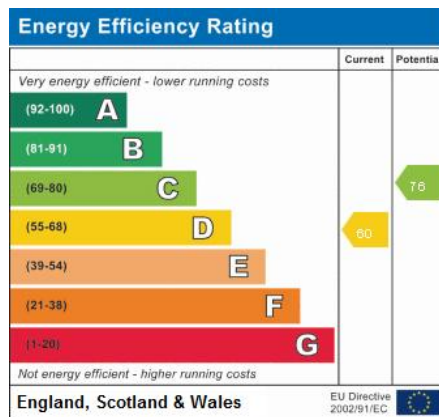
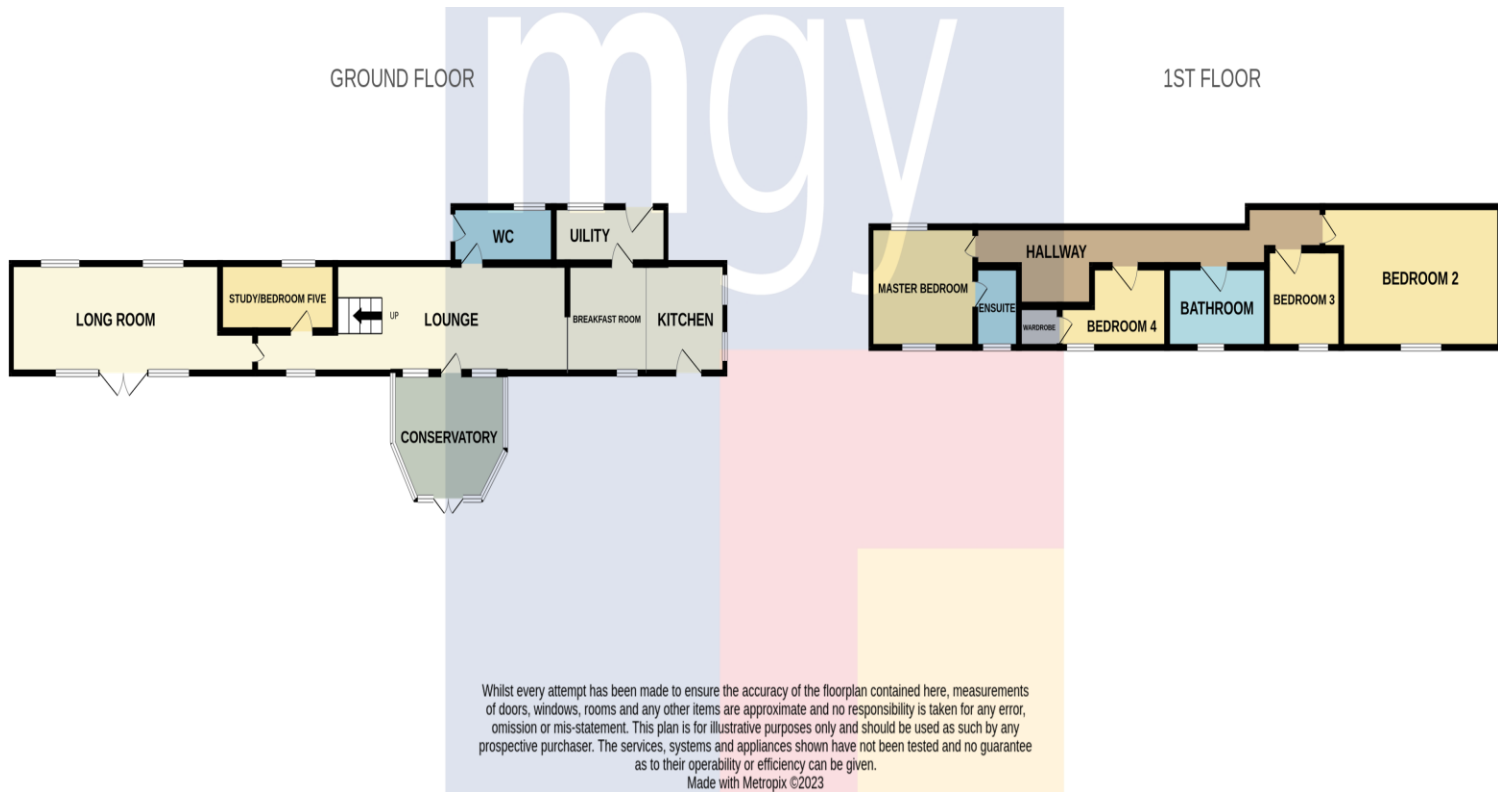
Cross Common Road,  
Dinas Powys, CF64 4TP



Cross Common Road,  
Dinas Powys, CF64 4TP



# Cross Common Road, Dinas Powys, CF64 4TP



Cardiff 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,  
South Glamorgan, CF10 5EE



mgv.co.uk

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.