

# The Breeches,

Cross Common Road, Dinas Powys, CF64  
4TP

Asking Price Of

**£725,000**



Estate Agents and  
Chartered Surveyors



Detached Bungalow



# Property Description

\*IMPRESSIVE FIVE BEDROOM DETACHED BUNGALOW\* MGY are delighted to bring to market this rarely available, five bedroom bungalow located in a semi-rural area of Dinas Powys. The accommodation briefly comprises entrance porch, lounge, dining room, kitchen, five bedrooms and family bathroom. The property further benefits from having off road parking for several vehicles, a large rear garden, and has previously had planning permission to build an annex to the rear. \*Viewing highly recommended\*

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,507 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE PORCH

Entered via front door leading from private driveway. Tiled flooring. Door to dining room.

## DINING ROOM

14' 0" x 13' 8" (4.29m x 4.17m)

Wooden flooring. Large double glazed window to side aspect. Spotlights to ceiling. Power points. Radiator. Opening to kitchen, lounge, hallway and door to bedroom five.

## KITCHEN

13' 8" x 10' 7" (4.19m x 3.23m)

Tiled flooring and partially tiled walls. Double glazed window to rear aspect. Spotlights. Range of wall, base and drawer units with worktops over incorporating stainless steel 1.5 sink and drainer with hot and cold tap over. Integrated oven and grill. Space for appliances such as fridge/freezer, and dishwasher. Power points. Tiled splashback. Door leading to full length conservatory.

## LOUNGE

24' 4" x 12' 4" (7.44m x 3.78m)

Continuation of wood flooring. Pendant light fittings. Bi-folding doors leading to rear garden. Power points. TV and telephone point.

## MASTER BEDROOM

12' 5" x 12' 2" (3.81m x 3.73m)

Carpet to floor. Double glazed bay window to front aspect. Pendant light fitting. Power points. Radiator.

## BEDROOM TWO

12' 2" x 10' 9" (3.71m x 3.28m)

Laminate flooring. Pendant light fitting. Double glazed bay window to front aspect. Power points. Radiator.

## BEDROOM THREE

11' 1" x 9' 3" (3.40m x 2.82m)

Laminate flooring. Double glazed window to front aspect. Pendant light fitting with ceiling rose. Power points. Radiator.

## BEDROOM FOUR

10' 9" x 8' 7" (3.28m x 2.64m)

Laminate flooring. Pendant light fitting. Double glazed window to side aspect. Power points. Radiator.

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### BEDROOM FIVE

9' 3" x 8' 7" (2.82m x 2.64m)

Laminate flooring. Double glazed window to front aspect. Pendant light fitting. Power points. Radiator.

### BATHROOM

Laminate flooring. Pendant light fitting. Freestanding bath with hot and cold tap over. WC. Vanity wash hand basin with mixer tap over and storage beneath. Tiled walls. Walk in shower cubicle with mains powered shower over. Obscure double glazed window.

### LEAN TO CONSERVATORY

54' 0" x 6' 5" (16.46m x 1.96m)

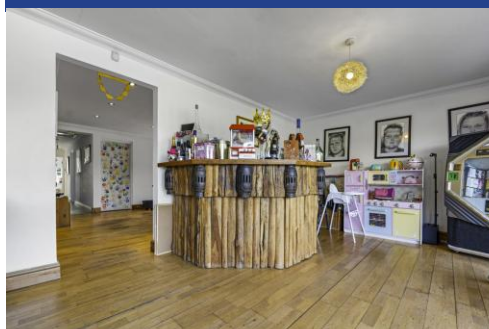
Tiled flooring. Full length double glazed windows. Double glazed French doors leading to rear garden. Ample space and light.

### OUTSIDE

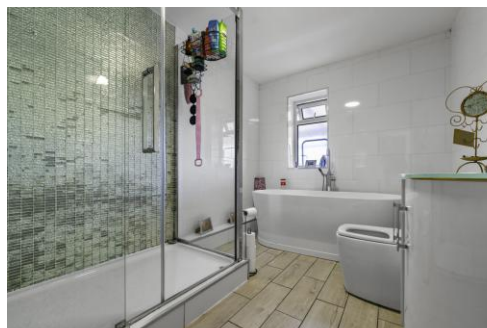
Front - Driveway big enough for multiple vehicles.

Rear - Large rear garden. Previously had planning permission to build an annex, would need to seek further advice/information from Vale Of Glamorgan Planning.

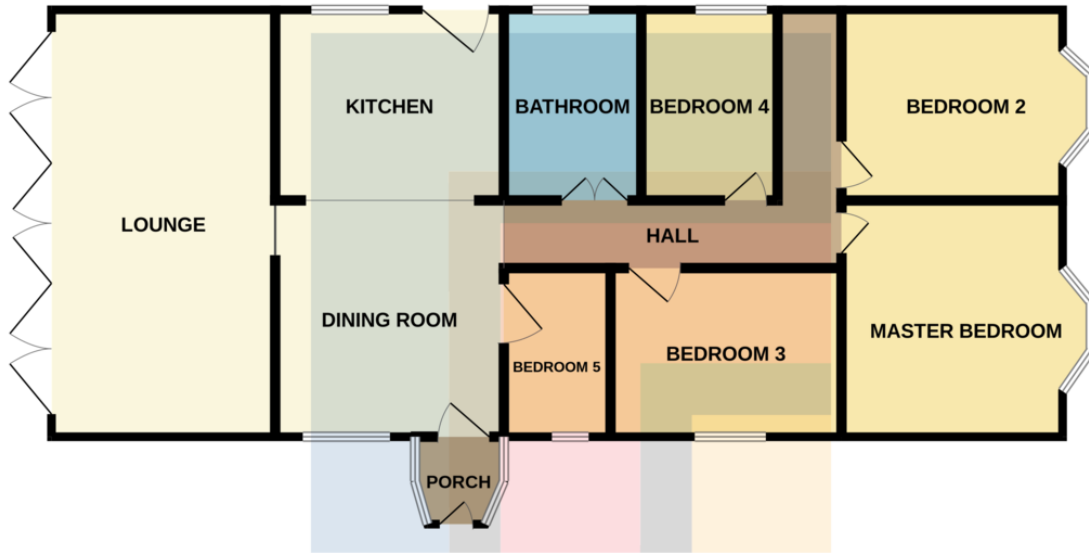
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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