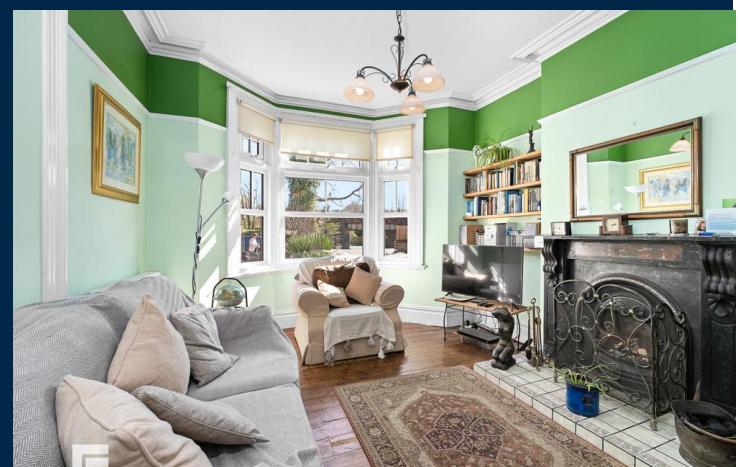




CARDIFF ROAD  
DINAS POWYS  
CF64 4DH

OFFERS IN EXCESS OF  
**£650,000**



## SEMI DETACHED PROPERTY



**5**



**2**



**3**



**3**

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX: 2,016 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOUNGE

15' 2" x 11' 10" (4.64m x 3.62m)

Beautiful uPVC double glazed bay window to front, and window to side. Feature cast iron open fireplace with tiled hearth. Exposed floorboards. Radiator.

#### SITTING ROOM/STUDY

14' 4" x 12' 0" (4.38m x 3.67m)

French patio doors to front with glazed surround. Feature fireplace with slate hearth. Exposed floorboards. Radiator.

#### BREAKFAST/DINING ROOM

15' 7" x 10' 9" (4.76m x 3.29m)

Two large uPVC double glazed windows overlooking the beautifully presented rear garden, window to side. Quarry tiled flooring. Feature log burner with slate tiled inset and slate hearth. Doors to WC and kitchen. Radiator.

#### WC

8' 2" x 3' 6" (2.51m x 1.09m)

Low level WC and pedestal wash hand basin. Tiled splash backs and quarry tiled flooring. uPVC double glazed window to rear.

#### KITCHEN

15' 6" x 7' 1" (4.73m x 2.17m)

Traditional kitchen with bespoke freestanding units. Fitted with base units incorporating ceramic Belfast sink with complementary oak work surfaces. Ample storage. Range cooker with five burner gas hob. Quarry tiled flooring. Space for dishwasher. Two uPVC double glazed windows to side. Opening to:

#### UTILITY ROOM

6' 9" x 5' 4" (2.08m x 1.63m)

Fitted base unit with space for washing machine, tumble dryer and fridge/freezer. Wall mounted gas central heating boiler. Tiled flooring. Double glazed window to rear and external door to side. Loft access.

#### FIRST FLOOR

Double glazed upvc windows to side aspect. Ample natural daylight. Carpeted flooring. Doors leading to three bedrooms, family bathroom and WC.

**\*\* TRADITIONAL 5 BEDROOM HOME \*\***  
**LARGE 0.2 ACRE PLOT \*\* GARAGE & PARKING \*\*** MGY are excited to offer this five bedroom semi-detached period property situated within the popular village of Dinas Powys. The accommodation briefly comprises; entrance porch, hallway, lounge, sitting room/study, dining room, kitchen, utility room and WC. To the first floor are three bedrooms, bathroom and separate WC, and to the second floor are two further bedrooms, one with en-suite. Outside are exceptional gardens with summer house. Garage. Large driveway to front and side with parking for multiple vehicles. EPC: D

#### LOCATION

The village provides a range of shops, salons and public houses together with The Humble Onion restaurant, Old Bank coffee shop and the Wild Blackberry deli. Highly regarded Primary Schools. Leisure facilities include tennis, golf and bowling clubs and beautiful walks over the Common and throughout the surrounding woodland. The village has ideal transport links being just 5.5 miles south west of the Capital City and 9 miles south east of J33 of the M4 Motorway, plus a stones throw from Dinas Powys train station.

#### ENTRANCE

Entered via long driveway with parking for multiple vehicles. Laid to lawn with shrub borders and mature boundary hedge. Gates vehicular access to rear garden and garage. Feature double doors to side, into porch. Sensor lighting over.

#### PORCH

4' 7" x 2' 11" (1.42m x 0.89m)

Traditional tiled flooring. Glazed door into hallway.

#### HALLWAY

11' 8" x 8' 9" (3.56m x 2.67m)

An impressive hallway with feature high ceilings. Doors to lounge, sitting room/study and kitchen/breakfast/dining room. Turning staircase to first floor with under stair storage. Traditional tiled flooring.



**M G Y . C O . U K**

# CARDIFF ROAD, DINAS POWYS CF64 4DH

## BEDROOM ONE

15' 6" x 11' 10" (4.73m x 3.62m)

Double glazed uPVC windows to front aspect. Spacious double bedroom. Wooden flooring. Wall mounted radiator. Coving to ceiling.

## BEDROOM TWO

13' 4" x 11' 10" (4.07m x 3.62m)

Large double glazed uPVC windows to front aspect. Double bedroom. Wooden flooring. Wall mounted radiator. Coving to ceiling.

## BEDROOM THREE

12' 0" x 10' 10" (3.67m x 3.31m)

Large double glazed uPVC windows to rear aspect. Double bedroom. Wooden flooring. Large coved inset storage. Wall mounted radiator.

## BATHROOM

7' 11" x 6' 9" (2.42m x 2.06m)

Modern bathroom. Obscure double glazed uPVC windows to side aspect. Tiled flooring. Partly tiled walls. Shower cubicle with rainfall shower and additional shower attachment. Panelled bath with shower over and glass shower screen. Vanity enclosed wash hand basin. Wall mounted mirrored vanity unit with lighting. Spotlights.

## WC

4' 3" x 3' 3" (1.31m x 1.01m)

Obscure double glazed uPVC windows to rear aspect. Wooden flooring. Partly tiled. Wall mounted wash hand basin. W.C.

## SECOND FLOOR

Carpeted flooring. Built in storage cupboard with double doors. Additional storage cupboard. Loft access. Doors leading to bedrooms four and five.

## BEDROOM FOUR

18' 11" x 11' 4" (5.78m x 3.47m)

Sky light and double glazed uPVC window to front aspect. Double bedroom. Carpeted flooring. Eaves storage. Spotlights. Wall mounted radiator. Door leading to:-

## EN-SUITE

8' 2" x 2' 10" (2.50m x 0.87m)

Tiled flooring. Shower cubicle. Pedestal wash hand basin. W.C. Extractor fan.

## BEDROOM FIVE

12' 9" x 12' 2" (3.90m x 3.73m)

Double glazed uPVC windows to front aspect. Double bedroom. Wooden flooring. Wall mounted radiator.

## REAR GARDEN

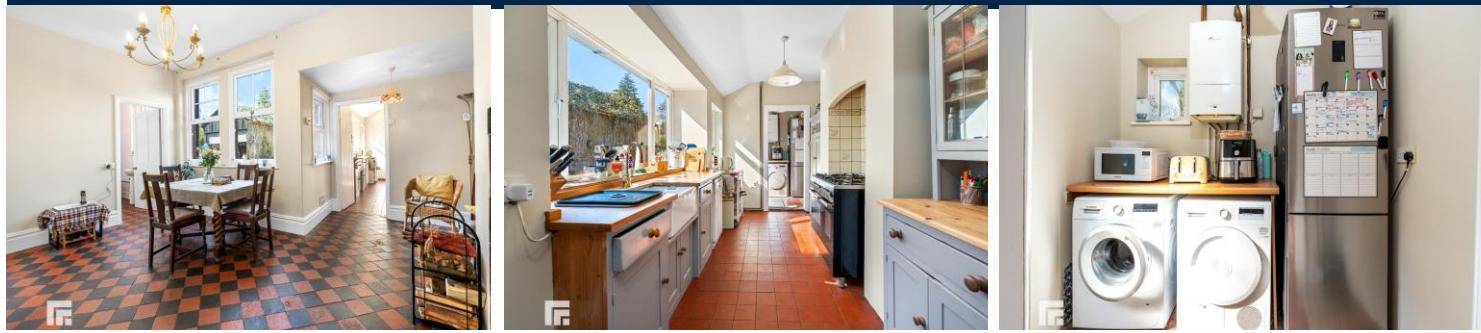
Exceptionally large rear garden. Ample sun. Laid to lawn with paved seating area. Fence surround. Garden shed. Summer house with electric power source and French doors. Established shrubbery with wild planting. Stone flower beds. Pond with rockery. Outside tap. Accessed from the utility room and side gate access with double gates.

## GARAGE

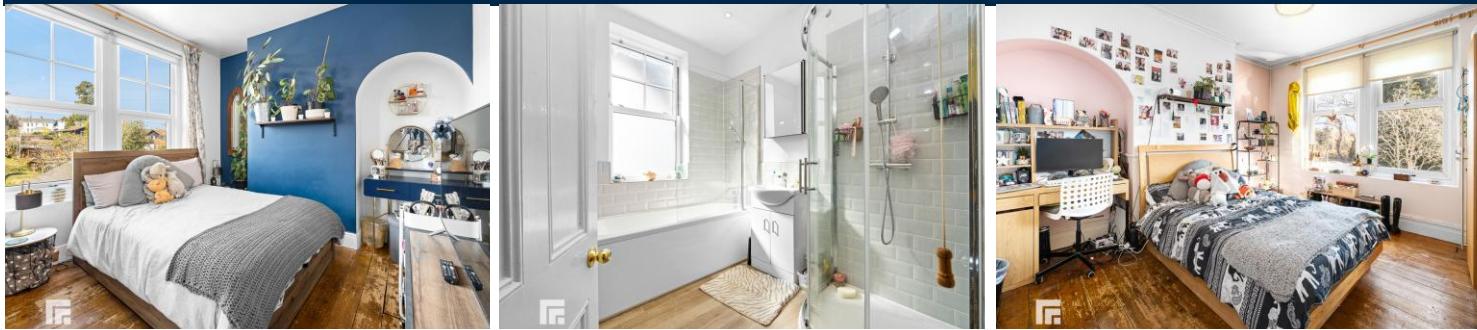
Single garage with roller shutter door and sensor lighting over. Inspection chamber. Light and electric power source.



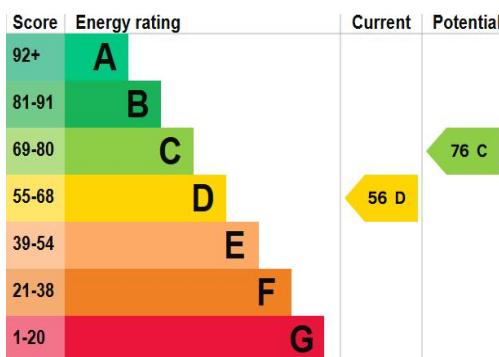
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**PENARTH 029 2047 5191**

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