

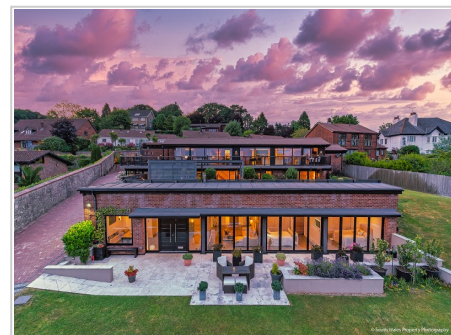
Old Orchard,  
7 Merevale,  
Dinas Powys,  
The Vale Of Glamorgan.  
CF64 4HS

1,850,000



- Contemporary house and substantial annex
- Living accommodation extending to c. 4,500 sq ft
- Garage with planning for an additional storey
- Extensive wrap around balconies & terraces
- Complete top to bottom refurbishment
- Large plot with southerly aspect & electric gates
- Landscaped grounds
- High specification finishes throughout
- Driveway & car port

Ref: PRA11123



## General Description

Amazing opportunity to acquire a unique & fully refurbished property with substantial self-contained annex & garage totalling close to 5,000 sq ft. Exclusive development, prime location & stunning views. Call the Dinas Powys office to view 029 2051 2222.

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## Accommodation

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### PROPERTY INFORMATION

The property is one of just 12 houses which form this exclusive development known as 'Merevale'.

The award winning scheme was designed by Hird & Brookes, having been inspired by Scandinavian residential architecture.

The property has been extended by the current owners in 2016/17 to include a self-contained 2 double bedroom annex.

A large detached garage was also added in 2006/7.

The garage has a planning consent to add a first floor extension to create office space with balcony and external patio area with pedestrian access gate onto Kings Ride.

The full planning consent can be found at the Vale of Glamorgan's planning portal (Ref: 2021/01426/FUL).

The property sits in grounds extending to c.0.50 acres.

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### SITUATION

Situated in an enviable position adjacent to the village Common, 7 Merevale is located in the heart of the charming and sought after village of Dinas Powys in the Vale of Glamorgan.

This thriving village provides a range of shops, salons, public houses plus a restaurant (The Humble Onion), coffee shop and deli.

Leisure facilities include tennis, golf and bowling clubs and beautiful walks over the Common and throughout the surrounding woodland.

What's more, the village is noted for its excellent primary schools.

Dinas Powys is predominately a commuter town, being just 5 ½ miles south west of the Capital City and 9 miles south east of J 33 of the M4 Motorway.

The village has excellent transport links to the city centre with Dinas Powys railway station providing frequent services to Cardiff and the Vale of Glamorgan.

The village is served by both Cardiff and Vale of Glamorgan bus services.

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### PROPERTY SUMMARY.

MAIN HOUSE...300 sq m (3,210 sq ft)

Upper Level

- o Living room
- o Kitchen & breakfast room
- o Wrap around balcony

Entry level

- o Double height entrance hallway
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- o Cloakroom
- o WC
- o Dining room
- o Study
- o Utility room & WC

#### Lower level

- o Hallway
- o En-suite master bedroom with dressing area
- o Bedrooms 2 & 3
- o En-suite bathroom (Jack & Jill arrangement)
- o Bedroom 4
- o Family bathroom

#### Annex... 120 sq m (1,290 sq ft)

- o Open plan kitchen, breakfast and dining areas
  - o Living area
  - o Utility room
  - o Cloakroom / WC
  - o Pair of double bedrooms
  - o Bathroom
- 

## SPECIFICATIONS

In addition to the construction of the annex and detached garage, the main house has undergone a comprehensive, top to bottom refurbishment.

Specifications of note include:

- o Access control system (gates, cameras & video door entry)
  - o Integrated fibre optics
  - o Fully integrated wi-fi and audio systems
  - o Powder coated aluminium framed windows and doors (including both sliding & bi-folding)
  - o Frameless corner windows
  - o Well equipped kitchen with quality 'Siemens' appliances
  - o Quartz work surfaces
  - o Kardean & travertine floor coverings
  - o Walnut staircases
  - o Electric blinds
  - o Porcelanosa bathrooms (master with inset TV)
  - o Inset wood burning stove (main house)
  - o Feature double sided gas fire (annex)
  - o Under-floor heating in part
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## SPECIFICATIONS CONTINUED.

- o Wired in smoke alarms
  - o Balcony with composite decking
  - o Feature & sensor lighting (house & garden)
  - o New pergola
  - o Egyptian stone sun terrace
  - o Garden shed
  - o Hot tub (available by separate negotiation)
  - o New roof
  - o Block paved driveway (with ducting for fibre optics)
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## UPPER LEVEL.

Stunning living area, extending to almost 8m in width, with vaulted exposed beam ceiling, recessed spot lights and exposed brick fireplace with inset wood burning stove.

Floor to ceiling glazing with frameless corners offer panoramic views across the village common and beyond, towards the Bristol Channel.

The fabulous kitchen & breakfast room is well equipped with an array of storage units together with a host of built in and integrated appliances such as an oven, steam oven, pair of warming drawers and microwave (all Siemens) plus full height fridge and freezer.

The island with induction hob and sink unit, extends to form a breakfast bar with generous seating.

This area also enjoys a southerly aspect with breathtaking views and has access to the wrap around balcony via a number of sliding and bi-folding doors.

A broad opening with steps and glass balustrade lead to a further exceptionally well proportioned living / dining area.

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## ENTRY LEVEL

Impressive and well lit hallway with fully glazed entrance door and triple Velux windows.

Doors lead to a spacious cloak / storage room and WC.

Steps with glass ballustrades rise and fall to the upper and lower levels of the house.

A further door leads to the entry level, expansive living area where three broad windows (with electric blinds) and a sloping ceiling with pair of Velux windows provide an abundance of natural light.

The reception, with contrasting smooth plaster and exposed brickwork walls, accommodates a formal dining area and informal living space.

A door to the rear leads to a home office / study and steps rise to the upper level (open plan kitchen and breakfast room).

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## LOWER LEVEL.

The lower level accommodates four double bedrooms and a family bathroom, all located of a generous hallway.

The sumptuous master bedroom, with adjoining dressing room, is impressively proportioned, has a stylish en-suite bathroom and bi-folding doors which open onto the garden.

Bedrooms 2 and 3 also share an en-suite bathroom in a 'Jack & Jill' arrangement and have built in wardrobes.

The lower level hallway also provides access to the garden via bi-folding doors and has stairs which lead to the annex.

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## ANNEX.

The annex is located to the front of main house and linked via a walkway from the lower ground floor.

The spacious and self-contained accommodation is largely open plan and combines a kitchen with living and dining areas, all with a Karndean luxury vinyl tile floor covering.

Further accommodation includes utility & storage rooms, a WC and pair of double bedrooms, both with built in wardrobes, which share a large bathroom.

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The living areas and bedrooms all have a pleasant aspect overlooking the garden and doors opening onto the terrace.

In addition to electric blinds, there is under-floor heating (bar the carpeted bedrooms).

NB. In the bathroom, there are capped off services to accommodate a bath if the bidet were removed

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## GROUND S.

Electric gates open to reveal a recently laid block paved driveway.

The driveway extends / widens to the rear of the property to offer a generous parking area, part of which sits beneath a car port.

FRONT

Both the house and annex enjoy a southerly aspect and have Egyptian stone terraces, the former sheltered in part by the balcony above.

Further landscaping includes a large patio with hot tub (available by separate negotiation) and seating area ideal for entertaining and alfresco dining.

Both sit beneath a bespoke pergola

The remainder of the grounds comprise a gently sloping lawn which accommodates a new and substantial garden shed.

The area has feature lighting, electric points and cold water tap.

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## DIMENSIONS

Room dimensions, both metric and imperial, can be found on the attached floor plans.

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## Services

Mains electricity, mains water, mains drainage and mains gas.

EPC Rating:52

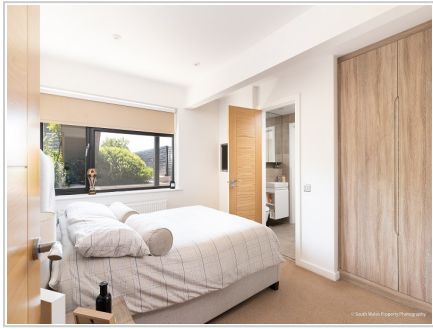
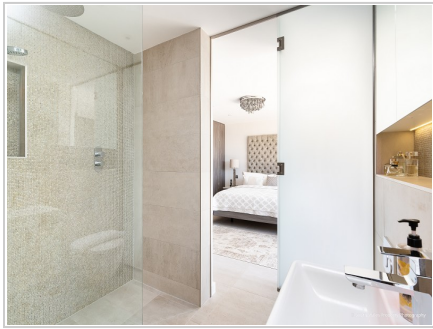
## Tenure

We are informed that the tenure is Freehold

## Council Tax

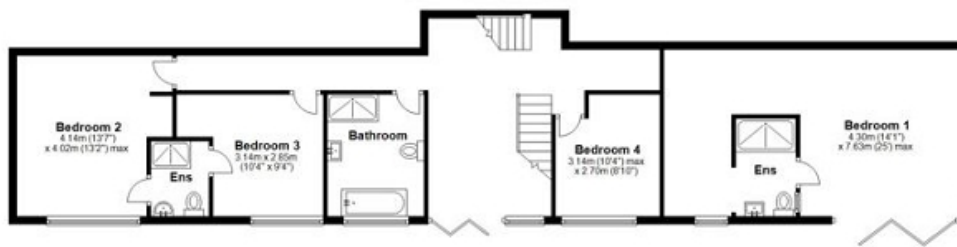
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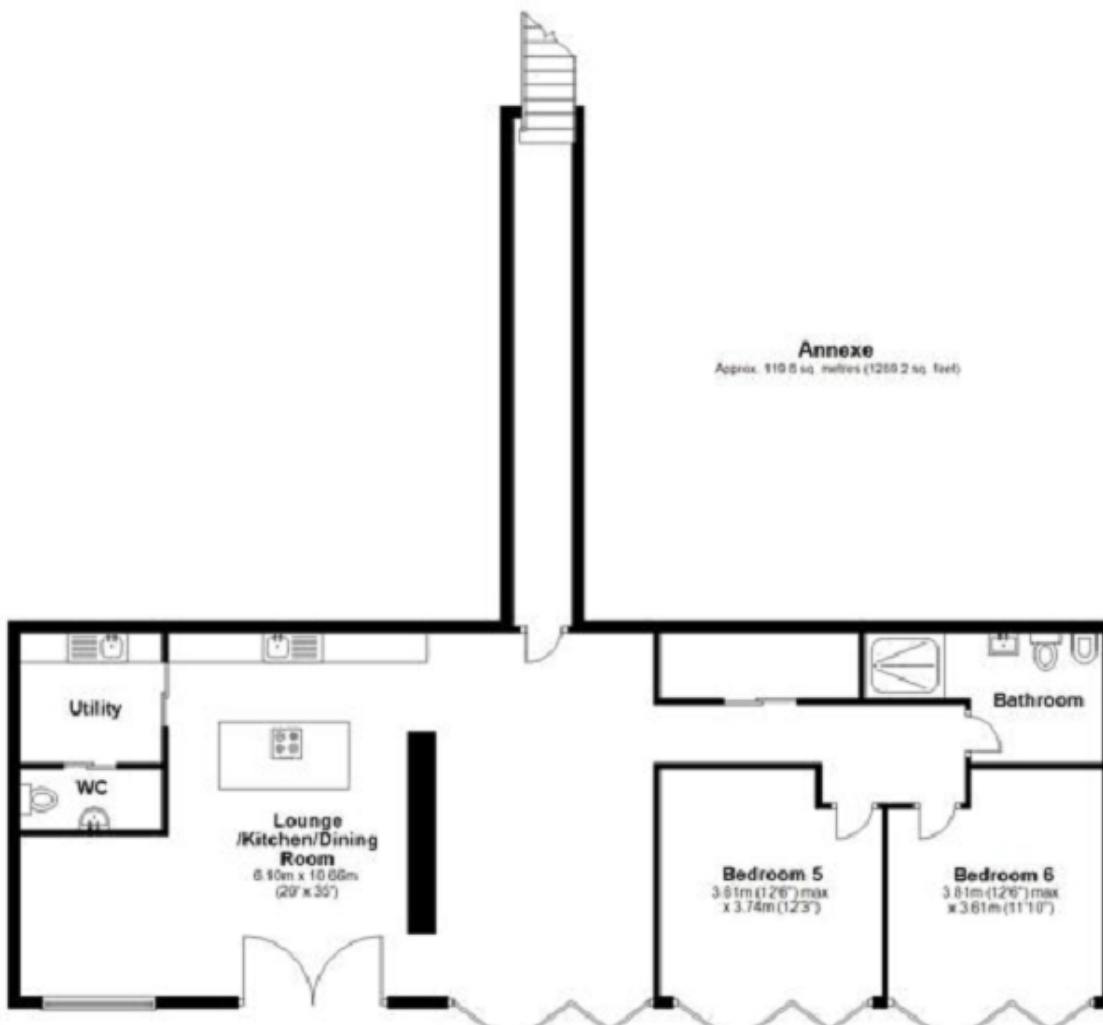
**Basement**  
Approx. 105.6 sq. metres (1137.0 sq. feet)



**Ground Floor**  
Approx. 155.9 sq. metres (1682.7 sq. feet)

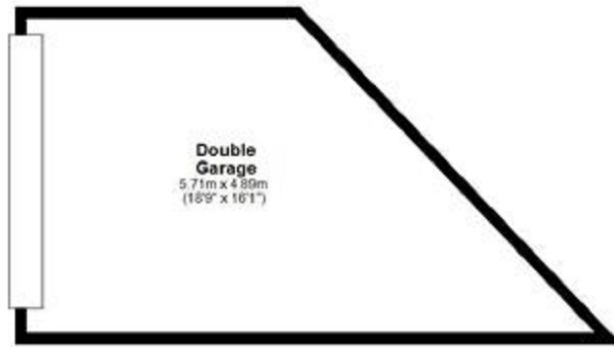


**Annexe**  
Approx. 119.8 sq. metres (1288.2 sq. feet)



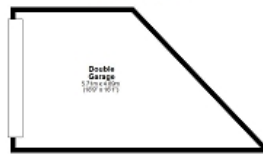
### Lower Floor

Approx. 43.5 sq. metres (466.1 sq. feet)



### Lower Floor

Approx. 43.5 sq. metres (466.1 sq. feet)



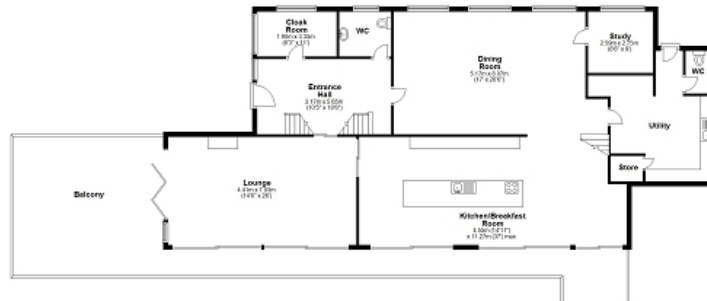
### Basement

Approx. 105.0 sq. metres (1131.1 sq. feet)

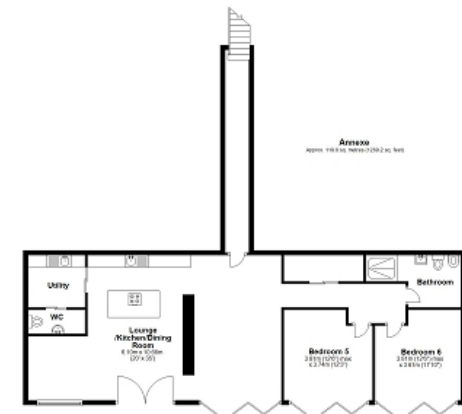


### Ground Floor

Approx. 105.0 sq. metres (1131.1 sq. feet)



Total area: approx. 450.7 sq. metres (4867.1 sq. feet)



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.