

Springfield Cottage,
Heol Y Cawl ,
Dinas Powys,
The Vale Of Glamorgan.
CF64 4AH

525,000



- Located in the heart of the old village
- 3 double bedrooms
- En-suite master with dressing room
- Potential for a 4th bedroom
- Living room with open fireplace
- Kitchen & breakfast room
- Conservatory with French doors
- Block paved hard standing
- Private mature garden with substantial shed

Ref: PRA11153



General Description

A detached period home in the heart of the Old Village, blending traditional charm with generous, versatile living space and a south-facing garden. Offered with no onward chain.

Accommodation

Location.

Springfield Cottage occupies a prime position at the junction of Heol y Cawl and Highwalls Road.

Heol y Cawl, translated as Broth Lane, is a peaceful no-through lane, while Highwalls Road is a residents-only access street, ensuring privacy and minimal traffic.

This idyllic setting places the cottage just moments from the village square-home to the local pubs, shops and cafés- and just a short walk from St Andrew's Church in Wales Primary School, Dinas Powys railway station, and a range of recreational amenities, including tennis, golf and bowls clubs.

Scenic countryside and woodland walks are also on the doorstep, as is the Common-perfect for dog walkers and families.

Cardiff city centre is easily accessible via train or road in under 15 minutes.

Ground Floor

Springfield Cottage opens into a generous and inviting entrance hallway, featuring exposed brickwork rising to a vaulted ceiling, timber detailing, and a beautifully crafted open-tread staircase.

This space sets the tone for the character found throughout the home.

Leading off the hall, the lounge is a cosy yet impressive room showcasing the property's rich history.

It features a striking stone inglenook fireplace with rustic oak mantel, housing a wood-burning stove, and is flanked by shelving within the alcove.

A cottage-style window and exposed ceiling beams enhance the traditional aesthetic.

Across the hall, the dining room enjoys similar period detailing, including exposed beams, a decorative fireplace surround and bespoke built-in cupboards with open shelving-ideal for tableware or display pieces.

The wood effect floor lends warmth and texture to the space.

Ground Floor Continued..

To the rear of the cottage, the kitchen/breakfast room enjoys a bright dual aspect with garden views.

Fitted with painted shaker-style cabinetry, tiled worktops a double Belfast-style sink, integrated plate rack and a breakfast bar for casual dining, it balances style and practicality.

There is space for white goods, including an oven, fridge, freezer and either a dishwasher or washing machine.

Adjacent lies the conservatory/garden room, an ideal spot for morning coffee or evening reading. With a glazed roof, tiled flooring and French doors opening onto the rear terrace, it forms a natural extension of the living space and brings the garden into view all year round.

First Floor.

Offering three double bedrooms and two bathrooms, all accessed via a bright landing.

The principal bedroom suite is a particular highlight and features exposed ceiling beams, dual bedside lighting and a walk-through area leading to the dressing room.

This dual aspect versatile dressing space could also serve as a nursery, study, or fourth bedroom depending on family needs.

A discreet en-suite shower room serves this main suite.

Bedroom two is a light-filled double room with a wide window seat, overlooking the rear garden.

Bedroom three is equally generous and features built-in wardrobes and overhead storage, maximising practicality without compromising comfort.

A family bathroom completes the floor, fitted with a traditional suite including a panelled bath with mixer tap and shower attachment, WC and integrated vanity unit with hand basin.

The walls are part-tiled with decorative inserts, giving a homely and classic finish.

Outside

The south-facing rear garden is a peaceful and well-established retreat, enclosed by original stone walling and mature hedging which offer a high degree of privacy.

A paved sun terrace sits directly outside the conservatory and flows onto a level lawn featuring a mature apple tree and flowering borders.

At the foot of the garden stands a substantial timber shed/workshop, providing excellent outdoor storage or potential hobby space.

To the side of the property, a block-paved hard standing is enclosed by double wrought iron gates-ideal for secure parking.

Further on-street parking is available nearby on both Highwalls Road and the wider Highwalls Avenue area, with no restrictions.

Services

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

EPC Rating:33

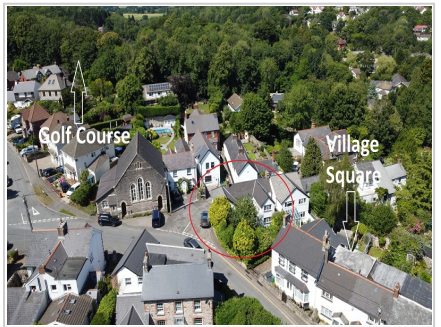
Tenure

We are informed that the tenure is Freehold

Council Tax

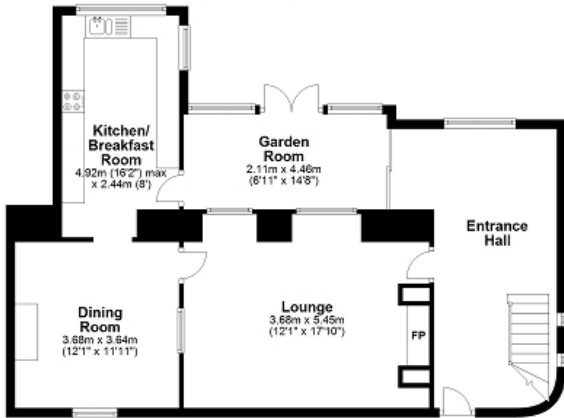
Band G





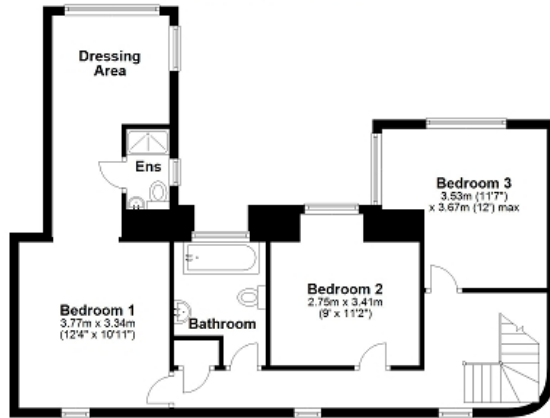
Ground Floor

Approx. 79.7 sq. metres (857.4 sq. feet)



First Floor

Approx. 66.9 sq. metres (719.8 sq. feet)



Total area: approx. 146.5 sq. metres (1577.2 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.