

Castlewood Cottages, Highwalls Road, Dinas Powys CF64 4AN

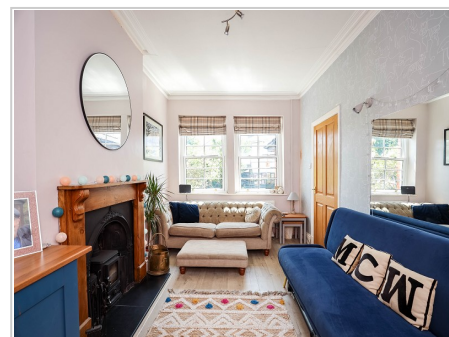
630,000



- Charming character property
- Two reception rooms with new wood burners
- Open plan kitchen, breakfast and family room
- Three double bedrooms
- Set in beautiful grounds
- Fabulous summer house
- Parking for up to 4 cars
- Close to the golf club
- Short walk to the village square

Ref: PRA11209

Viewing Instructions: Strictly By Appointment Only



General Description

One of four charming properties, known as 'Castlewood Cottages', discreetly located off Highwalls Road. Full of character & extended to include 2 receptions, a spacious kitchen, breakfast & family room plus 3 double bedrooms and large bathroom.

Accommodation

PROPERTY INFORMATION

The cottage comprises the following key areas:

- o Porch & Hallway
- o Living Room
- o Sitting / Dining Room
- o Open Plan Kitchen, Breakfast & Family Room
- o Utility & Cloak Rooms

- o Landing
- o En-Suite Master Bedroom
- o 2 Further Double Bedrooms
- o Bathroom

- o Very deep frontage with driveway, lawn, summer house & shed
- o Rear private garden with terrace, lawn and greenhouse

Dimensions can be found on the attached floor plans.

GROUND FLOOR

The extended ground floor accommodation offers two reception rooms with open fireplaces and new wood burning stoves.

Both receptions also feature a pair of sash windows with pleasant aspect across the cottage's deep frontage.

The rear has been extended and an impressive open plan kitchen, breakfast room and family area now spans the full width of the cottage.

Finishes include a roof lantern, floor to ceiling glazing and bi-folding doors, all of which flood the space with natural light.

The well equipped kitchen has a variety of wall and base units, work surfaces, sink unit, a Range style oven with extractor hood over, dishwasher and built in wine cooler.

The room is large enough to accommodate a breakfast bar, American style fridge / freezer, informal seating area and a breakfast table and chairs.

It also benefits from under floor heating.

In addition, the re-configuration of the ground floor provides a cloakroom / WC and utility room.

FIRST FLOOR

The house accommodates three, well proportioned, double bedrooms located of a central landing.

The master features an en-suite shower room. Bedrooms 1 & 2 retain their cast iron period fireplaces and have built in wardrobes.

A traditional family bathroom, with roll top bath, WC, wash hand basin and wood panelled walls, to dado level, completes the first floor accommodation.

GROUNDS.

FRONT
 The house enjoys a deep frontage with extensive hard standing for 3 / 4 cars, lawn with mature fruit trees and fabulous summer house with power.

Large garden shed / workshop.

REAR
 The pleasant garden comprises a paved sun terrace, level lawn and raised beds.

The mature garden has a wide variety of trees, plants and shrubbery which offer all year round colour and interest.

It also features a greenhouse.

The area is enclosed by natural stone walling and established privet hedgerow.

A decorative wrought iron gate, linking the front to the rear, offers further privacy.

There is an outside cold water tap and external power sockets.

Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:59

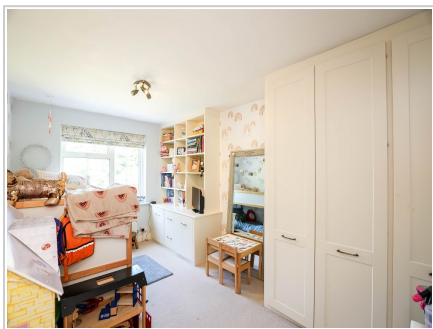
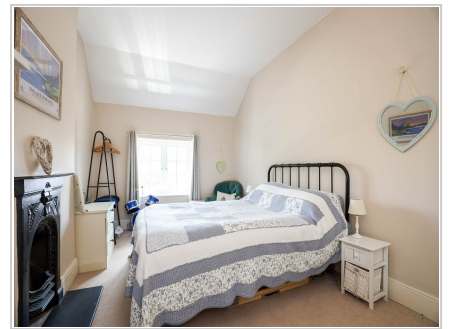
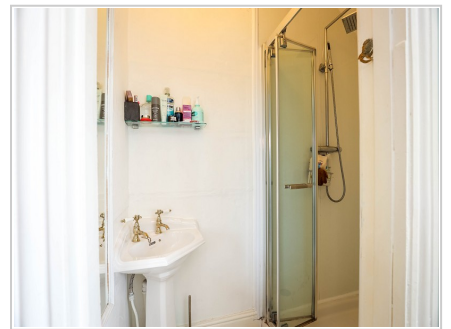
Tenure

We are informed that the tenure is Freehold

Council Tax

Band G

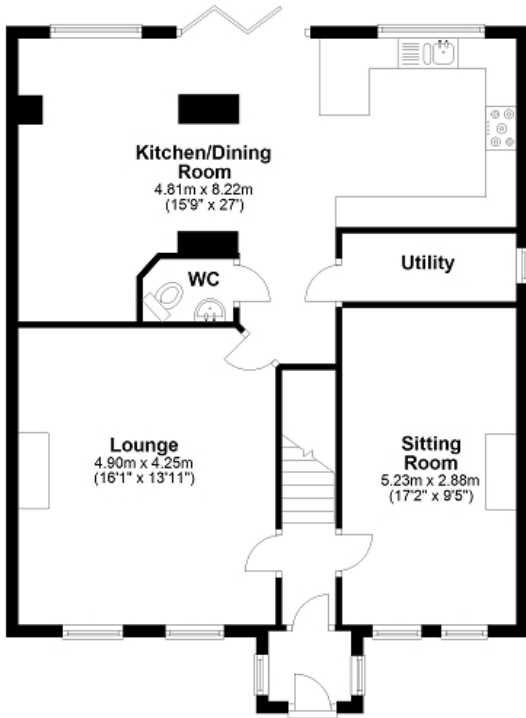






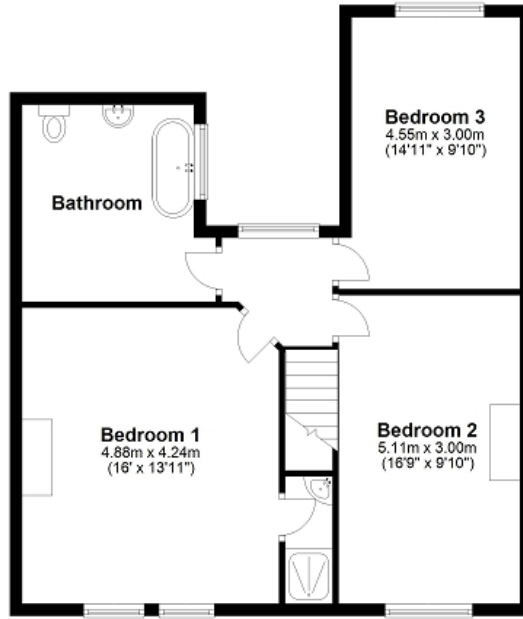
Ground Floor

Approx. 81.3 sq. metres (875.0 sq. feet)



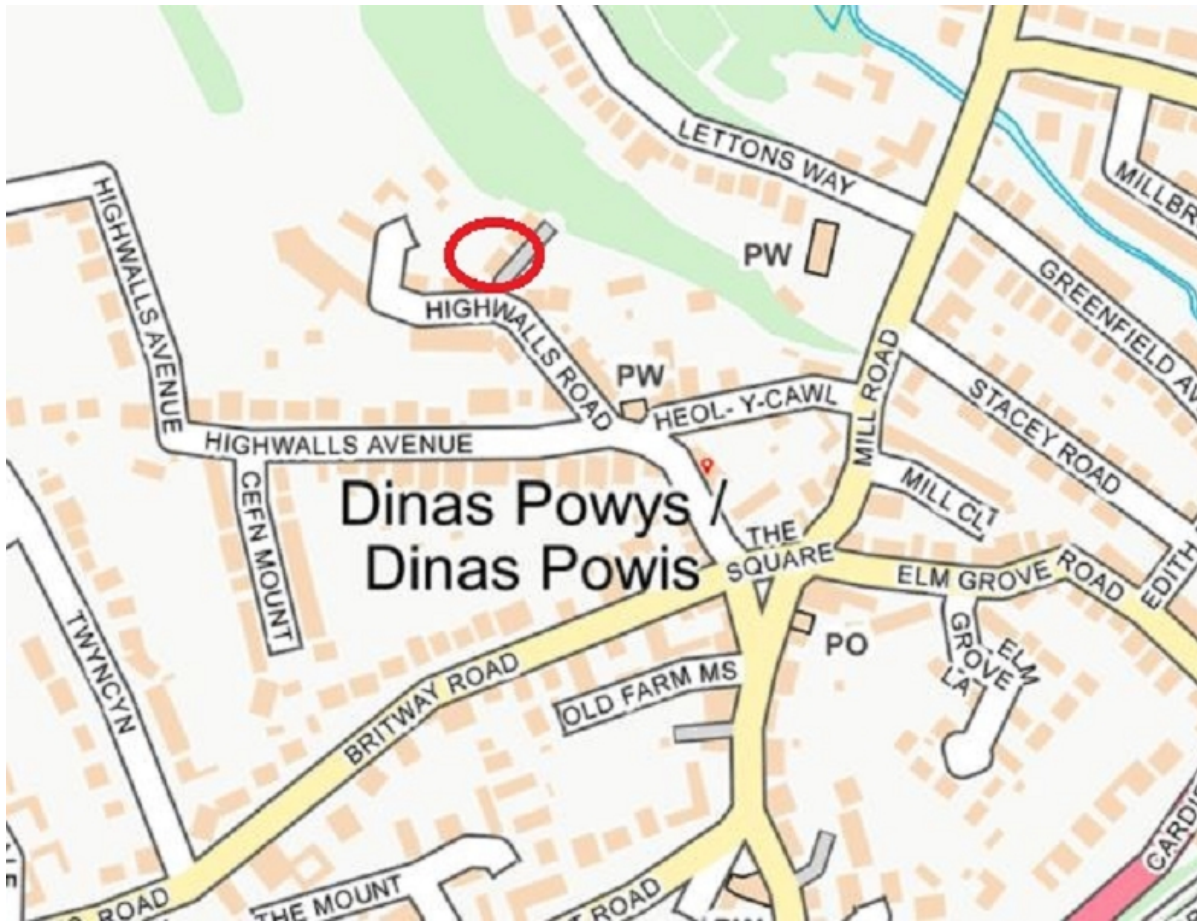
First Floor

Approx. 66.1 sq. metres (711.8 sq. feet)



Total area: approx. 147.4 sq. metres (1586.7 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.