

**Dinas Powys** 029 2051 2222

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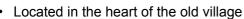
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Springfield Cottage, Heol Y Cawl, Dinas Powys, The Vale Of Glamorgan. CF64 4AH

550,000





- · 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

Viewing Instructions: Strictly By Appointment Only

**General Description** 

Detached cottage nestling in the heart of the old village. NO CHAIN.

#### Accommodation

### Accommodation Summary..

The attractive period cottage has origins which are reputed to date back almost 250 years.

In summary, the detached and extended property comprises the following key areas:

**Ground Floor** 

o Entrance hallway; 5.85m x 3.25m o Living room: 5.45m x 3.70m o Dining room; 3.70m x 3.65m

o Kitchen & breakfast room; 4.90m x 2.45m o Garden room / conservatory; 4.45m x 2.10m

First Floor

o Landing

o En-suite master bedroom; 3.80m x 3.35m

o Dressing room: 2.25m x 2.25m o Bedroom 2: 3.35m x 3.70m o Bedroom 3: 3.40m x 2.75m o Bathroom: 2.00m x 1.85m

In addition to a private garden with shed / workshop, the cottage also features a block paved hard standing.

### **Ground Floor**

A solid wood entrance door, with stained leaded glass insert, leads to a spacious and welcoming hallway featuring a curved, exposed brick, double height wall and attractive staircase.

A window, with view across the garden, draws in natural light and doors lead to both the living room and garden room.

The living room is well proportioned and full of character. Features include an exposed ceiling beam, stone fireplace with rustic oak mantel and alcove shelving.

The adjoining dining room, also with exposed beam ceiling, has an oak floor, wood panelled walls (in part) and storage cabinets with display shelving built into the alcoves.

#### Ground Floor Continued...

A traditional kitchen, with dual aspect, overlooks the garden and is well equipped with an array of wall and base units, generous tiled work surfaces which extend to form a breakfast bar and a double sink unit.

There is space for an oven, with fitted extractor hood over, space for a fridge and freezer, plus space and plumbing for a washing machine or dishwasher.

A conservatory sits to the rear of the cottage, connecting the entrance hallway and kitchen. The room has a sunny aspect, French doors opening onto the terrace and adds a certain fluidity to the ground floor living areas.

#### First Floor.

The first floor is deceptively spacious with a master bedroom suite, two further double bedrooms, family bathroom and airing cupboard all located off a light and airy landing.

The master bedroom, with built in wardrobes, not only has an en-suite bathroom with shower, WC and wash hand basin but also boasts additional space, with dual aspect, most recently used as a dressing area.

Alternative uses might include a cot room or even 4th bedroom (with shared en-suite bathroom), assuming the master bedroom were sub-divided and shared between children.

The second and third bedrooms, both doubles, also have built in wardrobes.

A family bathroom with bath, WC and vanity wash hand basin completes the first floor accommodation.

#### Outside

Springfield Cottage sits on the corner of Heol Y Cawl and Highwalls Road. The former is a no through road and the latter, with restricted access for residents only.

The rear garden, with southerly aspect, is enclosed by natural stone walling and bordered by trees and shrubbery which offer excellent privacy and screening.

Landscaping includes a paved sun terrace, level lawn with mature apple tree and planted beds.

The garden also accommodates a substantial garden shed.

A block paved hard standing, accessed via double wrought iron gates, provides parking for a single car.

Further parking is available adjacent to the property and is unrestricted in the wider Highwalls Road and Highwalls Avenue areas.

#### WHY LIVE IN DINAS POWYS?

Dinas Powys has a traditional village centre with a rural and unspoiled feel.

It also has local amenities which include shops, public houses, restaurant, deli and coffee shop.

In addition, there are great transport links to surrounding areas including Cardiff and J33 of the M4.

There are also 2 railway stations, Eastbrook and Dinas Powys, with regular services (4 per hour) to Cardiff Central with an approximate journey time of just 15 minutes.

Excellent schools include Dinas Powys Infants, Murch Junior School and St Andrews Major Church in Wales Primary.

There is a large village common with children's play area and tennis, bowls, rugby, golf and cricket clubs which cater for all ages.

## Energy Performance Certificate (EPC)

An EPC has been commissioned and will be made available shortly.

#### Services

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

# Tenure

We are informed that the tenure is Freehold

# Council Tax

## Band G















































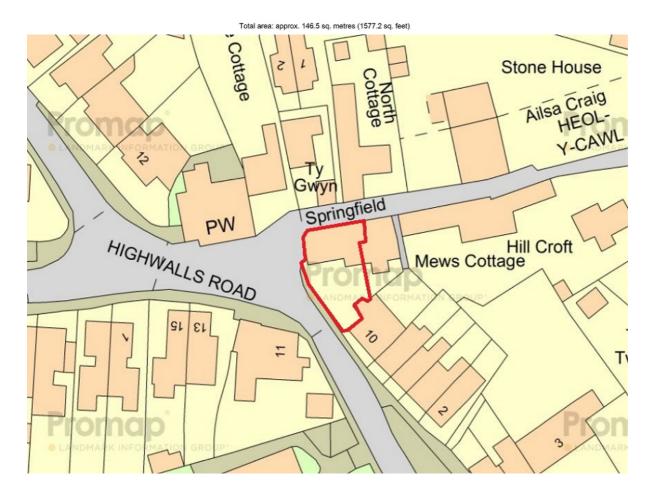


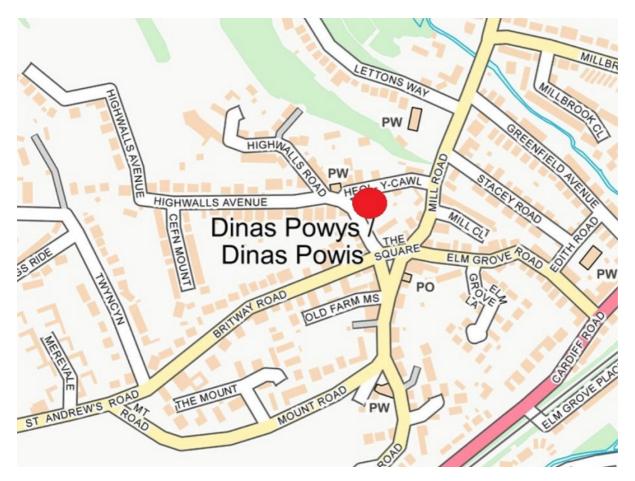












All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase 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.