

Turnpike Close, Dinas Powys CF64 4HT

699,950



- Detached residence
- Architecturally designed
- 2 spacious reception rooms
- Updated kitchen and breakfast room
- Utility & cloak rooms
- 4 double bedrooms
- En-suite master bedroom
- Landscaped gardens
- Integral garage

Ref: PRA11226

Viewing Instructions: Strictly By Appointment Only



General Description

One of just nine architecturally designed properties forming part of this exclusive development. Located on the fringe of the village and enjoying a very private landscaped wrap around garden.

Accommodation

Location.

Turnpike Close is an exclusive development which sits on the fringe of Dinas Powys.

The house lies within a short walk / drive of the village where there are two nurseries and excellent primary and infants' schools.

Amenities also include a range of independent shops, restaurants and pubs together with a coffee shop and deli.

Two railway stations offer frequent services to Cardiff Central station (approximate 15 minute journey time) or westwards towards Barry and Barry Island.

Other facilities include the village Common where one can play or watch cricket and rugby, depending on the season.

Further leisure facilities include tennis, golf and bowling clubs.

Design

One of just nine architecturally designed properties forming part of this exclusive development.

Its design was inspired by Frank Lloyd Wright who became famous as the creator and expounder of "organic architecture"...buildings that harmonize with their inhabitants and their environment.

This style of architecture became known as the "The Prairie" style and emerged in Chicago around 1900 from the work of a group of young architects, including Frank Lloyd Wright.

These architects melded the ideals of the Arts and Crafts movement, with its emphasis on nature, craftsmanship and simplicity.

Entrance Hall and Reception Rooms

Both reception rooms together with the kitchen and breakfast room are located off a generously proportioned hallway with solid oak flooring.

Stairs rise to the first floor accommodation.

The principal reception room, located to the front of the house, has French doors opening onto the terrace and view across the landscaped garden.

Features include a vaulted roof, broad window with deep marble sill and attractive fireplace with living flame gas fire.

The second well proportioned reception room also has French doors opening onto garden.

Kitchen & Breakfast Room

A fantastic open plan family area with dual aspect and space for a breakfast table and chairs.

The recently updated kitchen is well equipped and fitted with matching gloss white units on two sides and granite work surfaces with double sink unit and waste disposal.

Further appliances include an eye level electric double oven, separate four burner gas hob with extractor hood above and integral 'Neff' appliances including a fridge, dishwasher and wine cooler.

The adjoining utility room leads to the cloakroom / WC and is fitted with further storage units, cupboard plus space and plumbing for a washing machine and tumble dryer. Also space for a fridge / freezer.

A solid oak floor runs throughout.

Bedrooms & Bathroom.

The first floor hosts four bedrooms, the master of which is very well proportioned and has fitted wardrobes together with a recently refurbished, stylish en-suite bathroom.

The master bedroom also features a broad corner window which provides exceptional levels of natural light and elevated views across open countryside.

The remaining three bedrooms are all doubles and have pleasant aspects.

A modern family bathroom and pair of airing cupboards complete the first floor accommodation.

Grounds

The house sits on an elevated and sizeable corner plot which includes a large driveway for several cars.

The beautiful garden has been thoughtfully landscaped in a Mediterranean style and using Feng Shui principles.

It is stocked with a wide variety of perennial and herbaceous planting which offers all year round colour and interest.

Landscaping provides a number of sun terraces, a lower decked area with fountain, further water features and outside lighting.

There is also an automated and zoned irrigation system.

Mature trees run along the boundaries, offering natural privacy and screening.

Floor Areas.

Floor areas and dimensions can be found on the attached floor plans.

Services

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

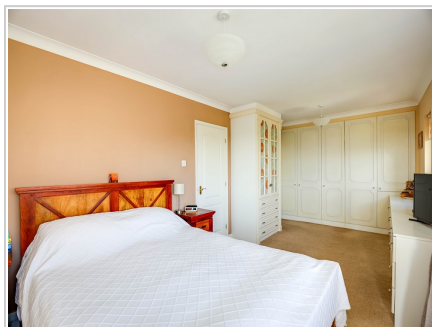
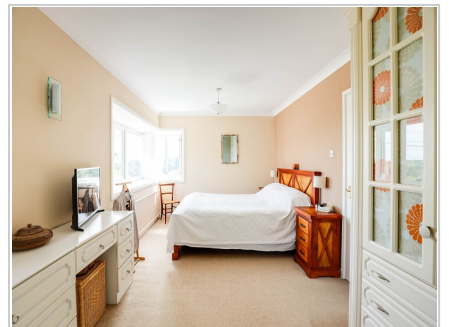
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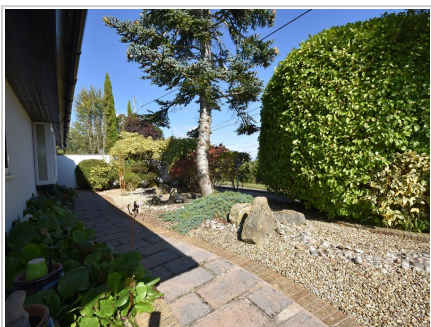
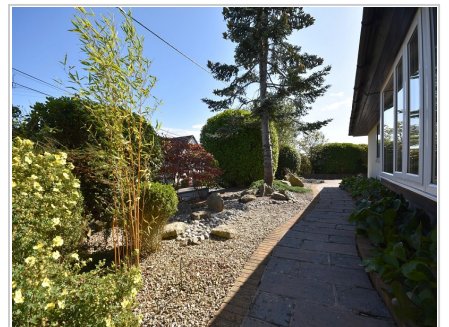
Tenure

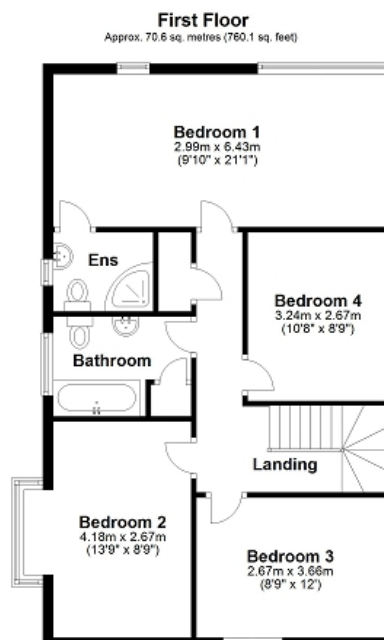
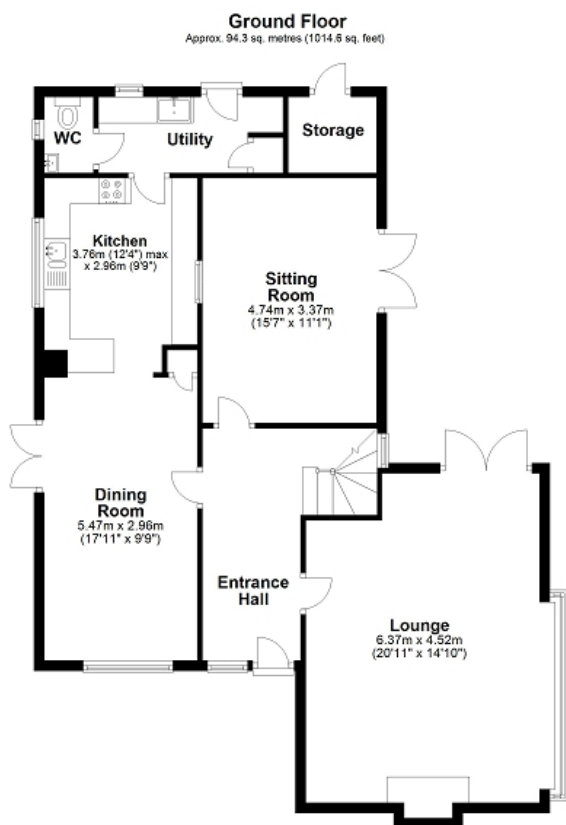
We are informed that the tenure is Freehold

Council Tax

Band H







Total area: approx. 164.9 sq. metres (1774.6 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.