

Highwalls Avenue,
Dinas Powys CF64 4AP

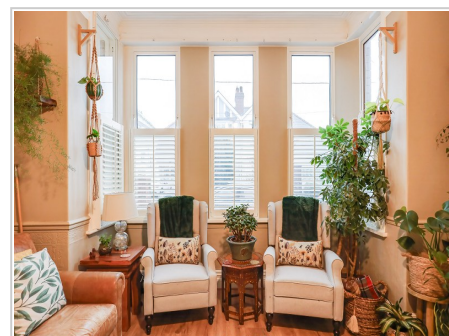
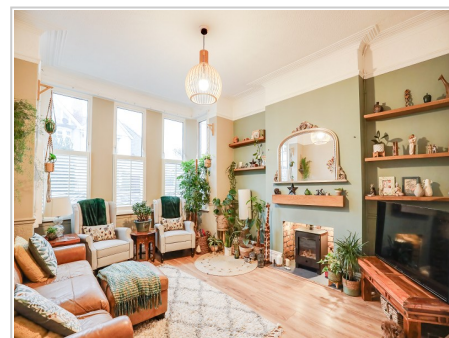
499,950



- Potential to extend & upgrade in areas
- 4 bedrooms
- En-suite bathroom
- 3 Reception rooms
- Kitchen & breakfast room
- Bathroom
- Garden with southerly aspect
- Short walk to the village Square
- Close to the golf club & schools

Ref: PRA11256

Viewing Instructions: Strictly By Appointment Only



General Description

4 bedroom family home situated in the heart of the old village, close to schools, golf club and country walks. Potential to upgrade in areas and possibly extend.

Accommodation

Property Summary

The generously proportioned, semi-detached property offers the following accommodation:

GROUND FLOOR

- o Porch
- o Hallway & Stairs
- o Reception 1 (front)
- o Reception 2 (middle)
- o Reception 3 (rear)
- o Kitchen & breakfast room
- o Garden / utility room
- o Cloakroom

FIRST FLOOR

- o Landing
- o Master bedroom
- o En-suite bathroom
- o Bedroom 2
- o Bedroom 3
- o Bedroom 4
- o Bathroom

In addition to the above, the house has a large attic space which has the potential for conversion (the precedent for which has been set by many of the neighbouring properties).

Ground Floor

A uPVC entrance doors opens to reveal a handy porch with space / storage for cloaks and shoes etc.

A partially glazed hardwood entrance doors then leads to a welcoming hallway with doors leading to all three reception rooms.

In addition to picture and dado rails, a handy storage cupboard can be found beneath the stairs.

The principal living room is tastefully decorated and features a bay with run of five windows and open fireplace with freestanding cast iron stove (gas fed).

Reception two is carpeted, has a gas fire and double doors to the rear leading a utility / garden room.

Ground Floor Continued..

Reception three offers a sizeable breakfast / dining room with wood effect floor, side window and door leading to the kitchen.

The kitchen has a dual aspect and pleasant aspect overlooking the garden.

In addition to wall and base units, there are extensive work surfaces and a stainless steel sink unit. In addition, there is space for an oven, fridge / freezer and washing machine etc..

A side door opens onto the garden and cupboards conceal the gas fired boiler.

A further door leads to a cloakroom / WC.

First Floor.

The first floor hosts 4 bedrooms and a bathroom, all located off a split level landing with useful storage cupboard.

The master bedroom, located to the front of the house, is well proportioned and flooded with natural light.

It has a bay window, run of built in wardrobes and en-suite bathroom with WC, wash hand basin and shower.

Bedrooms 2 & 3 are also doubles...both with built in wardrobes.

Bedroom 4 is a single or possible home office / study.

The bathroom is fitted with a shower, WC and vanity wash hand basin with mirrored wall cabinet above.

The bathroom and bedroom 4 could possibly be combined to offer a larger family bathroom with both bath and shower.

Outside

FRONT

A low level brickwork wall with gateposts front Highwalls Avenue and a side return, with gate, leads to the rear.

REAR

A long garden, with southerly aspect, which is predominantly laid to lawn.

Terrace and pathway leading to the bottom of the garden where a greenhouse and pair of sheds can be found.

Mature borders stocked with a wide variety of plants and shrubs.

Cold water tap and lighting.

Services

Mains electricity, mains water, mains drainage, mains gas

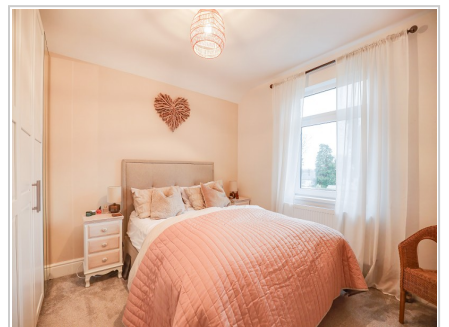
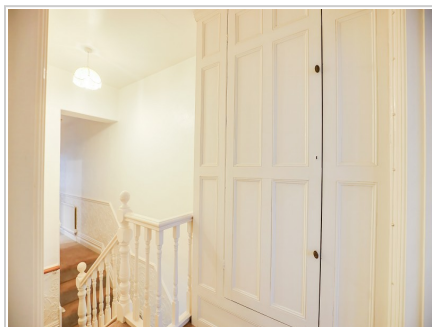
EPC Rating:64

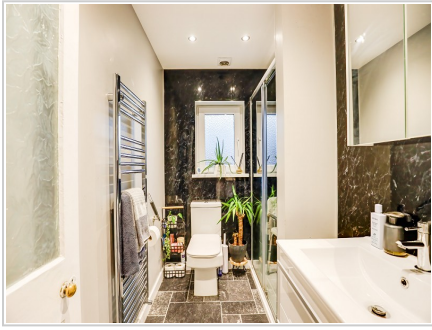
Tenure

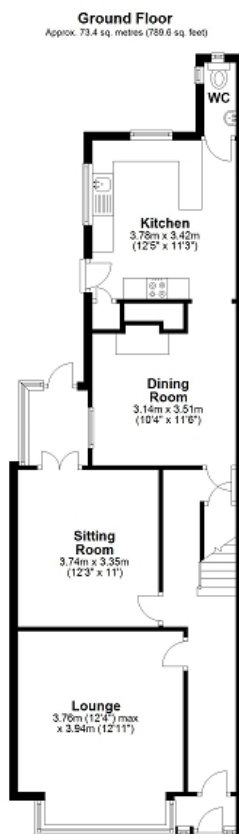
We are informed that the tenure is Freehold

Council Tax

Band G

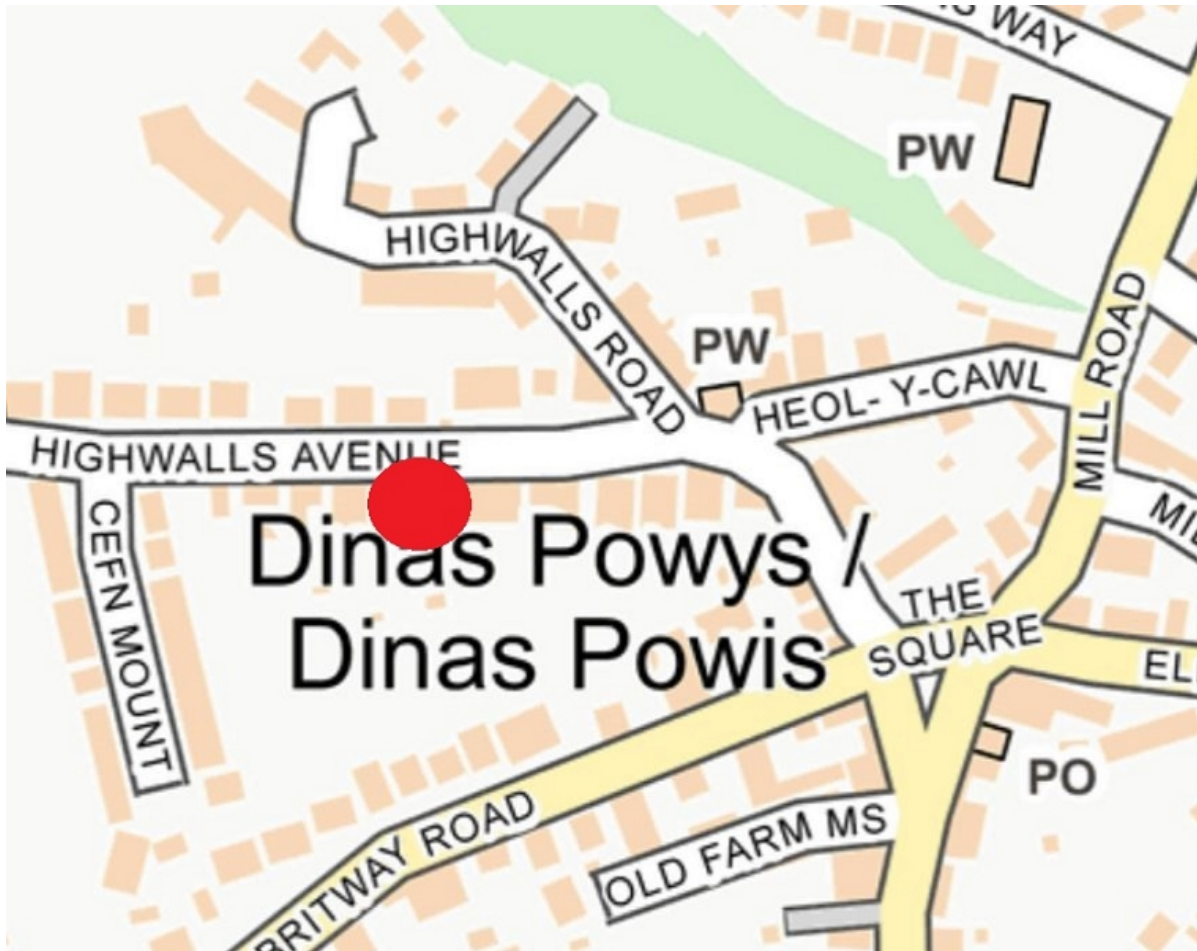






Total area: approx. 140.5 sq. metres (1512.6 sq. feet)





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.