

40 Highwalls Avenue,
Dinas Powys,
The Vale Of Glamorgan.
CF64 4AP

650,000



- Prime location & corner plot
- Fully refurbished
- Open plan kitchen, dining & family room
- Gas stove
- Cloak & utility rooms
- Fitness suite
- Bathroom with Japanese soaking tub
- Views across the 18th green
- Driveway for several cars



Ref: PRA11267

Viewing Instructions: Strictly By Appointment Only

General Description

Fully refurbished three bedroom property with high specification finishes and a stunning open plan kitchen, dining & family room with view across the 18th green. NO CHAIN.

Accommodation

PROPERTY SUMMARY.

Highwalls Avenue is located in the 'old' village and lies within a short walk of the square, common and all local amenities including schools, tennis and bowls clubs.

The house itself enjoys a prime position, with uninterrupted views across the golf course. It also has direct access onto the 18th green and clubhouse.

Accommodation briefly comprises:

Ground Floor

- o Porch & Hallway (storage under-stairs)
- o Living room
- o Garage conversion (fitness suite)
- o Open plan kitchen, dining and informal living area
- o Utility & cloak rooms

First Floor

- o Landing
- o 3 bedrooms
- o Bathroom

The house has a pleasant garden and driveway for up to three cars.

The large open attic space is boarded in part and has the potential for conversion (4th bedroom for example).

SPECIFICATIONS

The current owners have made many alterations and improvements.

These include:

- o Ground floor re-configuration to create an open plan kitchen, dining and family room
 - o Garage conversion now offering a home fitness suite
 - o New carpets & Karndean floor coverings
 - o New 'Keller' kitchen
 - o Induction hob, oven, steamer, warming drawer, Teppanyaki grill & coffee machine
 - o Gas stove & inset gas fire
 - o Built in wardrobes & storage
 - o Bespoke window shutters
 - o Updated bathroom with Japanese soaking tub
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GROUND FLOOR

A porch with composite entrance door leads to a bright and spacious hallway with original wood block floor.

Stairs, with enclosed storage beneath, rise to the first floor and doors lead to the cloakroom, living room, fitness suite

and open plan kitchen, dining & family room.

The living room, with Karndean floor covering, is well proportioned and features a bay window with bespoke shutter and contemporary, inset, gas fireplace.

The stunning open plan family room combines a high specification kitchen with generous dining and informal living areas.

The space is flooded with natural light via a pair of broad windows, high level side window and twin skylights.

Further features include a 'Keller' kitchen with island and extensive appliances such as an oven with warming drawer, steamer, built in coffee machine, induction hob, Teppanyaki grill and integrated fridge / freezer and dishwasher.

A final highlight is the freestanding wood burning effect gas stove.

The adjoining utility room has further storage units, work surfaces, a sink unit and space / plumbing for a washing machine and tumble dryer. it also offers access to the garden.

Recessed spot lights and a Karndean floor run throughout.

The former garage, now a generous fitness suite, has an interlocking rubber floor finish, run of fitted storage units, and pair of skylights. In addition to a rear window, a door opens onto the terrace.

This area could of course have a number of alternative uses such as a further reception room, playroom or home office.

FIRST FLOOR

The first floor accommodates three bedrooms and a family bathroom located off a generous landing.

The well proportioned master bedroom has a full run of fitted wardrobes.

The remaining two are also doubles and have a pleasant aspect overlooking the garden and golf course.

All three have a Karndean floor covering.

The modern and impressive bathroom is fully tiled and features a deep seated Japanese soaking tub, separate walk-in shower with rain water head, a WC and vanity wash hand basin.

OUTSIDE.

FRONT

Attractive frontage with stone chipping finish, planted beds and shrubbery.

Parking for several cars.

REAR

Upper terrace with canopy in part....ideal for entertaining and al fresco dining.

Steps falling to a lower lawn with planted beds and borders.

Direct access onto the golf club...perfect for club members and dog owners alike.

Side gate leading to Highwalls Avenue

ROOM DIMENSIONS.

Dimensions, both metric and imperial, can be found on the attached floor plans.

Services

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

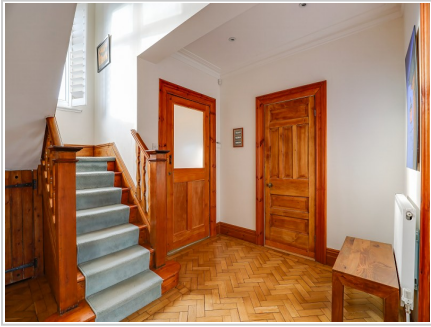
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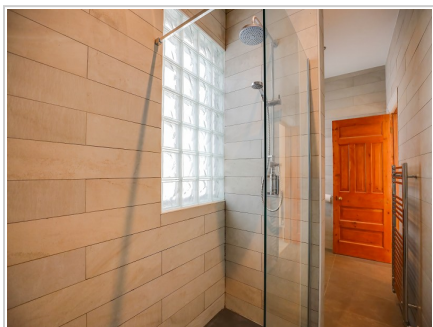
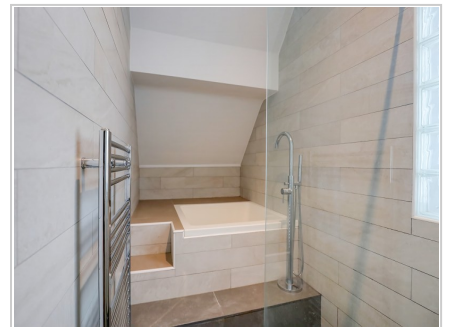
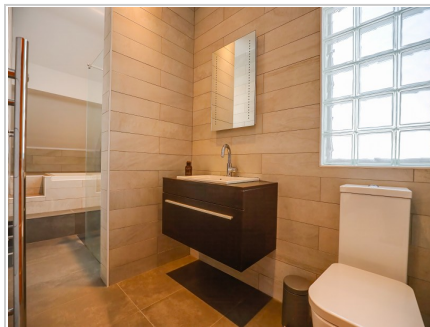
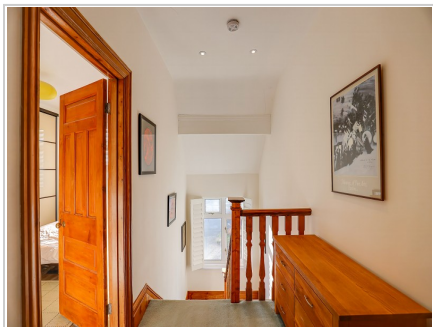
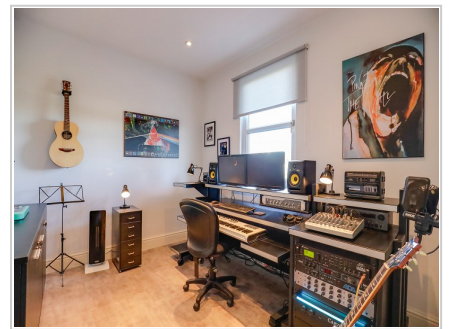
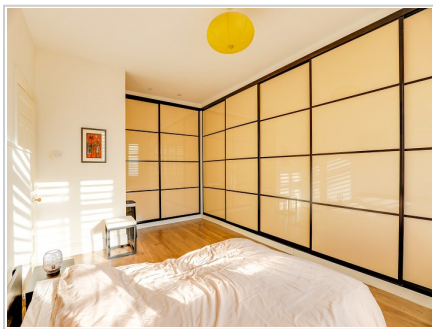
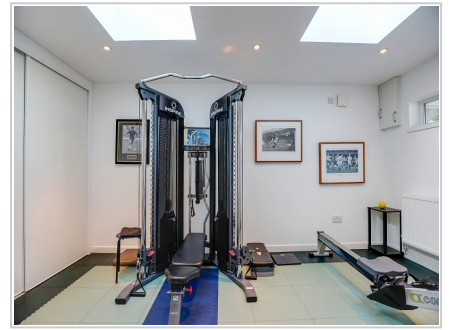
Tenure

We are informed that the tenure is Freehold

Council Tax

Band G

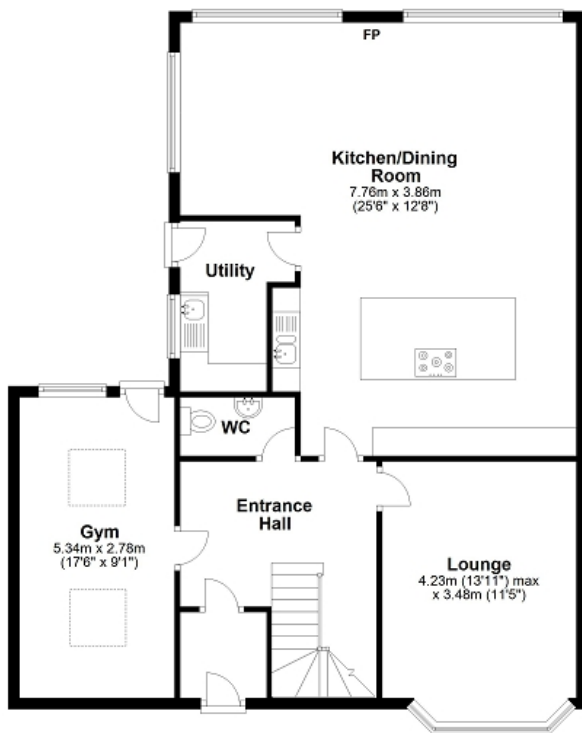






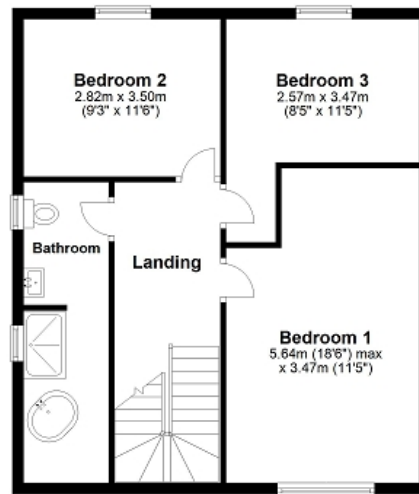
Ground Floor

Approx. 101.7 sq. metres (1094.3 sq. feet)



First Floor

Approx. 58.9 sq. metres (633.8 sq. feet)



Total area: approx. 160.5 sq. metres (1728.1 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.