

5 Highwalls Road,
Dinas Powys,
The Vale Of Glamorgan.
CF64 4AG

585,000



- Heart of the old village
- Detached property
- Potential to re-configure & extend
- Some updating required
- 3 reception areas
- 4 bedrooms
- Beautiful garden
- Sunny westerly aspect
- Driveway



Ref: PRA11287

Viewing Instructions: Strictly By Appointment Only

General Description

Rare opportunity to acquire a detached 4 bedroom property, with generous garden, located in the heart of the old village. NO CHAIN.

Accommodation

SITUATION

Situated in the heart of the charming and sought after village of Dinas Powys and within a stone's throw of the Square.

This thriving village provides a range of shops, salons, public houses plus a restaurant, coffee shop and delicatessen.

Leisure facilities include tennis, golf and bowling clubs plus beautiful walks over the Common and throughout the surrounding woodland.

What's more, the village is noted for its excellent primary schools.

Dinas Powys is strategically located, being just 5 ½ miles south west of the Capital City and 9 miles south east of J 33 of the M4 Motorway.

The village has excellent transport links to the city centre with Dinas Powys and Eastbrook railway station providing frequent services to Cogan (Penarth), Cardiff and Barry Island.

The village is also served by both Cardiff and Vale of Glamorgan bus services.

POST CODE: CF64 4AG

PROPERTY SUMMARY.

Accommodation briefly comprises:

Ground Floor

- o Hallway
- o Cloakroom
- o Double reception room (front)
- o Dining room (rear)
- o Kitchen & breakfast room

First Floor

- o Landing
- o Bedroom 1
- o Bedroom 2
- o Bedroom 3
- o Bedroom 4
- o Bathroom

The house has a mature garden with shed, greenhouse and westerly aspect.

The property also offers a pleasant frontage with driveway.

GROUND FLOOR

An attractive entrance door with stained glass leaded window opens to reveal a welcoming hallway with cloaks cupboard.

Stairs, with enclosed storage beneath, rise to the first floor and doors lead to the cloakroom and reception rooms.

The principle living area, situated to the front of the house, formerly comprised two rooms. The two have been combined, with the removal of a partitioning wall, to create a large, well lit, double reception room, with pair of front windows, which combines living and dining rooms.

The third reception area, presently a snug, adjoins the kitchen and has a window overlooking the terrace.

The kitchen and breakfast room, rear lobby and cloakroom form part of a two storey extension which was added some time ago by the current owner.

The kitchen, with space for a breakfast table and chairs, is fitted with storage units, work surfaces with sink unit and space for white goods. It also has a broad window overlooking the beautiful garden.

FIRST FLOOR

The bedrooms and family bathroom are all located off a central landing with side window.

All four are carpeted and benefit from generous levels of natural light.

The well proportioned double, located to the rear of the house, forms part of the two storey extension. The bedroom (currently a home office) has a run of wardrobes and pleasant aspect with view across the garden and adjoining Parish Hall.

The generous and fully tiled bathroom has a walk-in shower, WC, vanity wash hand basin and wall mirror.

OUTSIDE.

FRONT

Paved low maintenance frontage with driveway and natural stone wall fronting Highwalls.

Planted beds.

REAR

Large garden predominantly laid to lawn.

Paved sun terraces and array of mature, well stocked, beds and borders.

Conifers to rear which screens one of two large garden sheds.

Sunny westerly aspect.

Cold water tap and outside lighting.

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.

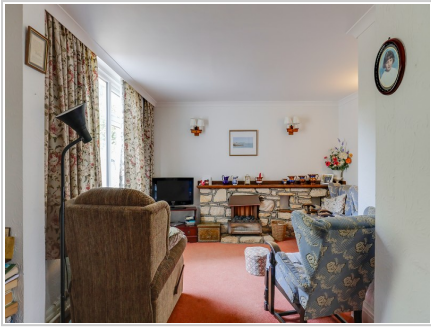
EPC Rating:62

Tenure

We are informed that the tenure is Freehold

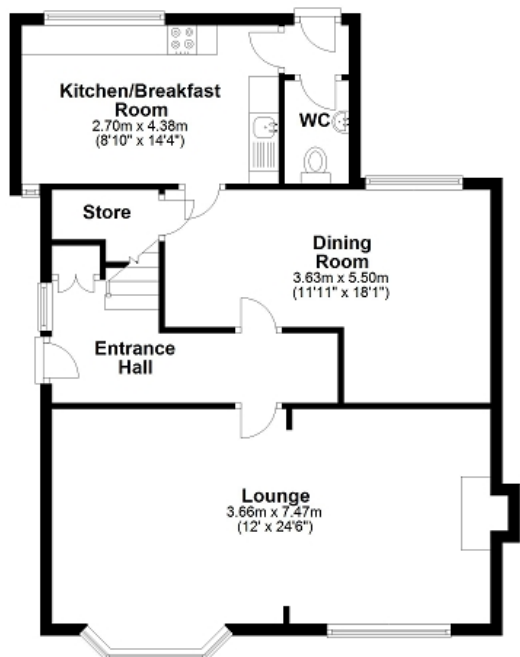
Council Tax

Band G

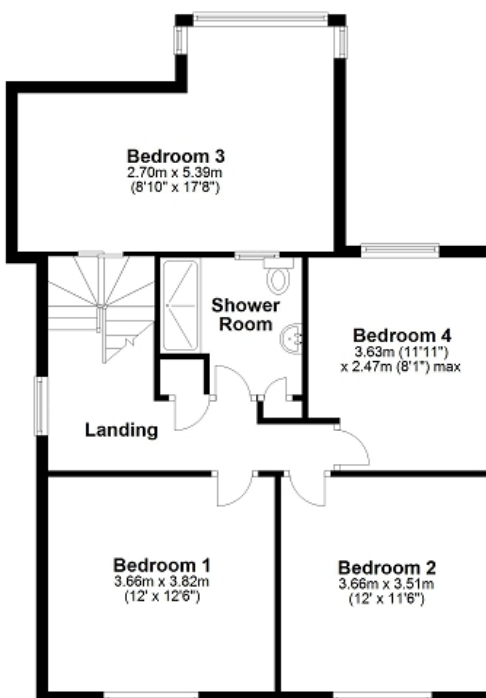




Ground Floor
Approx. 70.9 sq. metres (763.3 sq. feet)

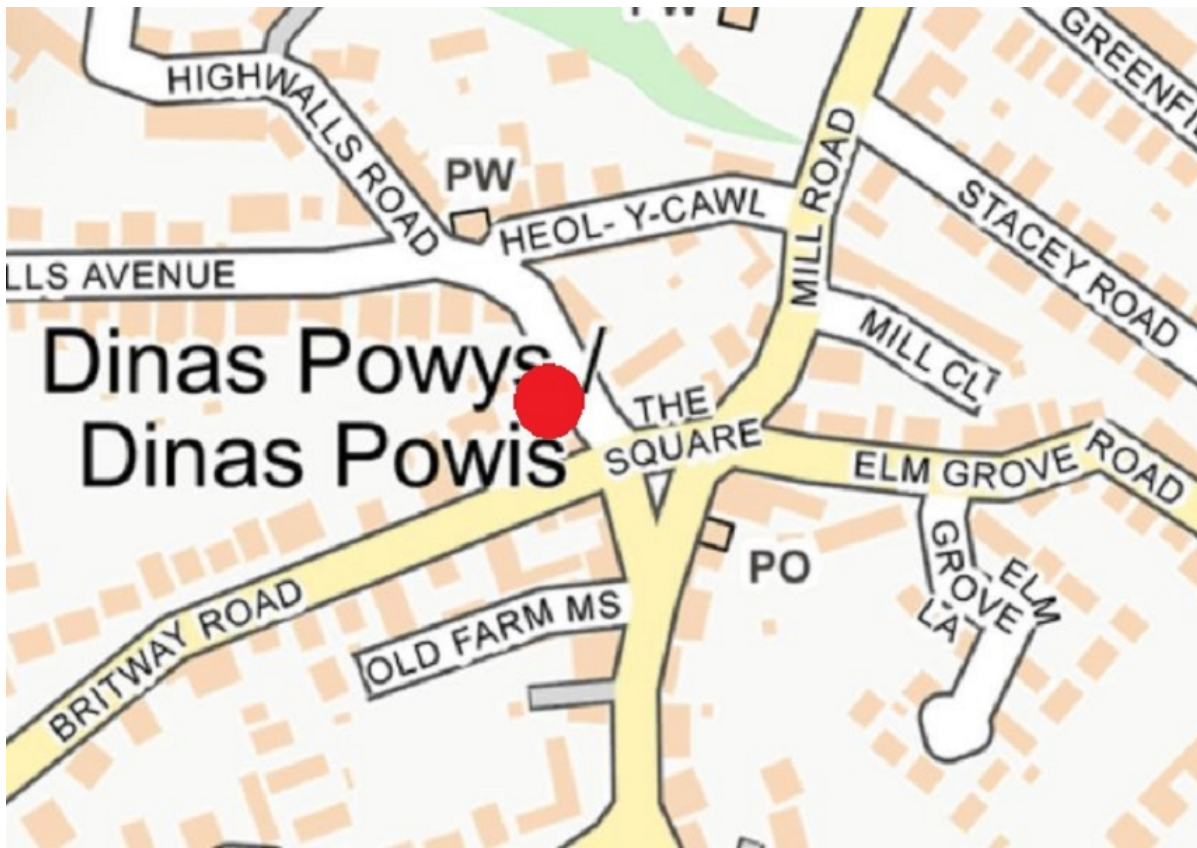


First Floor
Approx. 72.9 sq. metres (785.0 sq. feet)



Total area: approx. 143.8 sq. metres (1548.3 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.