



6 Kings Ride

Dinas Powys, CF64 4BA

Price £575,000

HARRIS & BIRT



Harris and Birt are pleased to offer to market this readily available detached bungalow with off road parking and double garage located within a prime location within the ever popular village of Dinas Powys. The property is just one of six houses which form this exclusive development known as Kings Ride. The accommodation set across one floor briefly comprises entrance porch, entrance hall, kitchen/breakfast room, utility, cloakroom/WC, living room, dining room, master suite bedroom with en-suite shower room, two further double bedrooms and family bathroom. The bungalow is suitable for a variety of buyers and offers excellent proximity into the village.

Kings Ride is located within the charming and sought after village of Dinas Powys. This thriving village provides a range of shops, salons, public houses, restaurant, deli and coffee shop. Leisure facilities include tennis, golf and bowling clubs as well as beautiful walks over the common and surrounding woodland beyond. The village is noted for its excellent primary schools. Dinas Powys is predominantly a commuting town being just a short drive from the capital city of Cardiff and the M4.



Accommodation

Ground Floor

Entrance Porch 6'3" x 3'7" (1.91m x 1.09m)

Entered via wooden front door with inset glazed vision panel. Wooden opaque glazed fixed pane panel allowing natural lighting. Papered walls. Wood clad ceiling. Ceramic tiled flooring. Fitted radiator. Hooks for coats and plenty of space for shoes. Fully glazed wooden door opens through into entrance hall. Wooden glazed fixed pane window looks through to entrance hall.

Entrance Hall 6'3" x 15' (1.91m x 4.57m)

Wooden glazed fixed pane window looks through to entrance porch. Papered walls. Coved ceiling. Fitted carpet. Fitted radiator. Good sized storage cupboard with open shelving. Thermostat control. Communicating doorways through to most ground floor rooms.

Kitchen/Breakfast Room 9'7" x 12'9" (2.92m x 3.89m)

Range of fitted shaker style wooden wall and base units set under and over a mottle effect work surface. Features including eye line Neff oven with inset microwave oven, induction four ring hob by Bosch with overhead Neff chimney extractor, stainless steel 1.5 sink and drainer with chrome swan neck mixer tap and underset Hotpoint dishwasher to remain. UPVC double glazed window to rear elevation. Fully tiled walls. Coved ceiling. Ceramic tiled flooring. Communicating door opens through into utility room.

Utility Room 5'5" x 7'1" (1.65m x 2.16m)

Further range of fitted base units to both sides with space under for utilities. Tiled splashback. UPVC double glazed window to rear elevation. Further skimmed walls. Coved ceiling. Ceramic tiled flooring. Fitted radiator. Worcester boiler housed to wall. Internal communicating door into garage.

Cloakroom/WC 3'10" x 15' (1.17m x 4.57m)

Two piece suite in white comprising low level dual flush WC and pedestal wash hand basin with chrome mixer tap. UPVC double glazed opaque window to rear elevation. Skimmed walls. Coved ceiling. Vinyl laid pebble effect flooring. Fitted radiator.

Living Room 14'9" x 17'9" (4.50m x 5.41m)

Excellent sized principal reception room set up in an elevated position. UPVC fully glazed sliding patio doors opening out onto front garden allowing for fantastic views over the countryside and common beyond. Flush fronted open chimney with inset coal effect grate, gas coal effect fire. In need of some modernisation. Skimmed walls. Coved ceiling. Fitted carpet. Range of fitted radiators. Wooden glazed double doors open through into dining room.

Dining Room 14'10" x 10'10" (4.52m x 3.30m)

Adaptable space and second reception room. Aluminium double glazed patio doors opening out onto rear terrace with inset vertical blinds. Skimmed walls. Coved ceiling. Fitted carpet. Fitted radiator. Doorway back through into entrance hall.

Master Suite Bedroom One 12'1" x 13'8" (3.68m x 4.17m)

An excellent sized double bedroom. UPVC double glazed window to front elevation allowing for those pretty views with inset vertical blinds. Skimmed walls. Coved ceiling. Fitted carpet. Fitted radiator. Built in two door run of fitted wardrobes with open shelving and hanging rail. Communicating door into en-suite bathroom.

Master Suite Bathroom One 5'5" x 6'7" (1.65m x 2.01m)

Modern fitted three piece suite in white comprising oversized quadrant shower cubicle with integrated shower and showerhead attachment, low level WC and wash hand basin set into a white high gloss vanity unit. Quartz effect worksurface. White tiled walls with contrasting ceramic tiled floors. Wall hung chrome heated towel rail.

Inner Hall

Situated off the living room with communicating doors to bedrooms two, three and bathroom two. Skimmed walls. Coved ceiling. Fitted carpet. Access to loft via hatch. Built in airing cupboard housing pressurised hot water cylinder, heating controls and offers open shelving.

Bedroom Two 10'11" x 10'10" (3.33m x 3.30m)

Another good sized double bedroom. UPVC double glazed window to front elevation. Skimmed walls. Coved ceiling. Fitted carpet. Fitted radiator.

Bedroom Three 10'11" x 10'10" (3.33m x 3.30m)

Third good sized double bedroom. UPVC double glazed picture window to rear elevation overlooking attractive rear garden. Skimmed walls. Coved ceiling. Fitted carpet. Fitted radiator.

Bathroom Two 7'6" x 6'8" (2.29m x 2.03m)

Fitted in a wet room style comprising walk in shower cubicle with integrated shower and showerhead attachment in chrome, pedestal wash hand basin and low level WC. Fully tiled walls in a travertine effect. Coved ceiling. Vinyl laid flooring. Fitted radiator. Extractor fan. UPVC double glazed opaque window to side elevation.

Outside

Garage 17'2" x 18'4" (5.23m x 5.59m)

Accessed via block paviour driveway. Electric up and over steel garage

door. A good sized double garage. Wooden glazed window to rear elevation. Pedestrian door opening out onto rear garden. Storage to eaves. Power and light.

Gardens and Grounds

The bungalow is set back from the road in an elevated position. Block paver laid driveway for numerous cars. Shallow steps lead up to storm porch. Front garden laid mainly to lawn with inset mature beds. Pedestrian side access via a ledged and braced timber gate to the rear garden which is private and secluded to all boundaries. Patio laid terrace. Mature shrubbery throughout. Patio throughout the garden.

Services

The property is serviced by mains gas, electric, water and drainage.

Directions

Coming from the junction at Culver House Cross carry on towards Barry through the village of Wenvoe on the main link road. As you come to the roundabout for St Andrews Major, take a left and follow this road for about three miles through the village of St Andrews Major passing the tennis club on your left hand side and Dinas common on your right. After a street called Merevale there is a left hand turning up the Twyncyn and Kings Ride is on the left at the top of the hill. The property is on the right hand side with a Harris & Birt board outside.

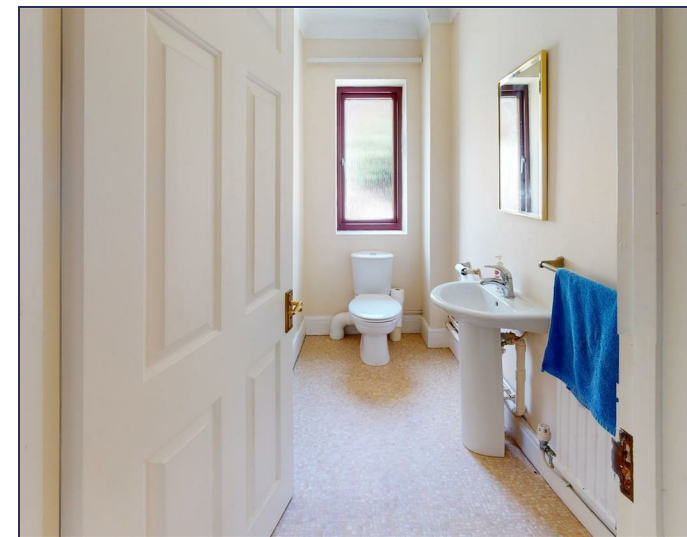






FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 1,292 sq. ft
EXCLUDED AREA: GARAGE: 308 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	85

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

