



## Robin Hill, ##Invalid £290,000

- Off Street Parking
- Quiet Cul-De-Sac Road
- Modern Open Plan Kitchen/Diner
- Council Tax E
- Spacious and Bright Rooms
- Sought After School Catchments
- Close to Local Amenities
- Close to Transport Links
- EPC Rating: C





## About the property

Nestled in the heart of Dinas Powys, this charming property at 19 Robin Hill seamlessly blends comfort with style. A stylish porch with a tiled floor and weather protection leads to a distinctive wood block-floored hallway, guiding you towards the tastefully decorated lounge. Featuring a contemporary electric fire and varnished wood block floors, the lounge offers a cozy haven for relaxation.

The modern open-plan kitchen/diner boasts sleek fittings, including wall and floor cupboards, a single drainer stainless steel sink unit with a mixer tap, and built-in appliances. Laminated flooring and inset spotlighting add to the contemporary ambiance, with a window overlooking the rear garden, complete with a shed for additional storage.

Ascending to the first floor, a landing reveals thoughtful design elements, including loft access, an airing cupboard housing the boiler, and doors leading to three bedrooms and a well-appointed bathroom. The master bedroom boasts a spacious layout and a window with picturesque views. Built-in wardrobes enhance functionality, while the second double bedroom provides glimpses towards the old village. The third bedroom, a single with a front-facing window, adds versatility to the living space.



## Accommodation

### Porch

The front porch extends from the front facade, featuring a tiled floor for weather protection. It serves as an entrance area, providing access through a door.

### Hallway

Highlighted by a distinctive wood block floor, the hallway includes a staircase leading to the first floor, complete with an under stairs storage cupboard. Doors lead to the lounge and the kitchen/diner.

### Living Room

13' 5" x 12' ( 4.09m x 3.66m )

This tastefully adorned reception room boasts a front-facing window, a contemporary electric fire, and varnished wood block floors.

### Kitchen/diner

18' 4" x 8' 10" ( 5.59m x 2.69m )

A key feature of the residence is the charming open-plan modern kitchen/diner. The kitchen is well-equipped with a modern range of wall and floor cupboards, incorporating a single drainer stainless steel sink unit with a mixer tap, a built-in electric oven and hob with an extractor hood, integrated dishwasher, laminated floor, and inset spotlighting. A window overlooks the rear garden, and there is a door leading to:

### Utility Room

This compact and useful laundry space features a tiled floor and provides access to the rear garden through a door.

### First Floor Landing

The landing area includes loft access, an airing cupboard housing the boiler, and doors leading to the three bedrooms and the bathroom.

### Bedroom 1

11' 2" x 10' 2" ( 3.40m x 3.10m )

The spacious master bedroom features a front-facing window with a pleasant open outlook over the bungalows and the surrounding area. Built-in wardrobes add to the room's functionality.

### Bedroom 2

12' 1" x 8' 10" ( 3.68m x 2.69m )

Another double bedroom offers a rear-facing window with a view that is not overlooked, providing glimpses towards the old village. The room includes a built-in wardrobe.

### Bedroom 3

8' 10" x 6' 8" ( 2.69m x 2.03m )

This single bedroom features a front-facing window and carpeted flooring.

### Family Bathroom

The bathroom suite comprises a bath with a shower, wash hand basin, WC, tiled walls, spotlights, and a rear-facing window.

## Floorplan



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