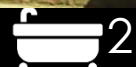

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Overdale Wellwood Drive, Dinas Powys

£680,000

 black

02920 513151  
dinaspowys@peteralan.co.uk





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## About the property

Presenting a unique opportunity to acquire a substantial detached development property set on a private road. The property is currently listed for sale and is in need of renovation. This delightful residence offers an abundance of space and character, with four bedrooms, two reception rooms, and a kitchen.

The property is a rare and spacious Victorian home, embellished with high ceilings that contribute to the property's grandeur. The two reception rooms are a key feature of this home, both boasting large windows, high ceilings, and beautiful wood floors. The first reception room features a stunning fireplace and offers a serene view of the garden. The second reception room is separate, providing an additional space for relaxation or entertainment.

The kitchen is an open-plan layout, complete with built-in pantries and a utility room, offering ample space for all your culinary needs. Of the five bedrooms, the master bedroom is particularly notable, offering spaciousness and an abundance of natural light. The other three bedrooms are all doubles. The house also offers a large bathroom, completing the accommodation on offer.

The location of the property is desirable, with public transport links, nearby schools, parks, historical features, and walking routes all within proximity. This property would be ideal for families, couples, or investors. UNIQUE EVER CHANGING VIEWS OVER DINAS COMMON FROM AUTUMN BECOMING PRIVATE IN SUMMER.

## Accommodation

### Entrance Hall

### Living Room

16' 4" x 14' 7" ( 4.98m x 4.45m )

### Dining Room

14' 6" x 12' 6" ( 4.42m x 3.81m )

### Study

12' 1" x 8' 9" ( 3.68m x 2.67m )

### Kitchen

21' 4" x 12' 5" ( 6.50m x 3.78m )

### Utility Room

### Downstairs W/C

7' 11" x 9' 9" ( 2.41m x 2.97m )

### Landing

### Bedroom One

8' 9" x 12' 2" ( 2.67m x 3.71m )

### Bedroom Two

14' 6" x 12' 7" ( 4.42m x 3.84m )

### Bedroom Three

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

### Bedroom Four

13' 6" x 14' 4" ( 4.11m x 4.37m )

### Bedroom Five

12' 3" max x 9' 4" max ( 3.73m max x 2.84m max )

### Family Bathroom

8' 5" x 8' 4" ( 2.57m x 2.54m )















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.