



4 2 3  
Ashgrove, Dinas Powys  
guide price £650,000

 peter  
alan

02920 513151  
dinaspowys@peteralan.co.uk







## About the property

Unique and stunning three bedroom detached bungalow with wrap around extension vastly improved by the current owners creating something bespoke with plenty of curb appeal with potential for further bedrooms. Located within Dinas Powys benefiting from being a corner plot at the end of a quiet cut-de-sac.

The bungalow is conveniently situated within close proximity to the village square with its range of pubs and cafes as well as within easy access to transport links. Now creating a versatile living space, boasting three reception rooms that could be transformed into further bedrooms/ annex.

The original property benefits from a new roof, boiler and UPVC anthracite Windows. The grounds to this property are equally as impressive with an extremely generous frontage providing parking for numerous vehicles and to the rear an expanse of lawn area, raised beds and a covered entertaining terrace.

## Accommodation

### Spacious Entrance Hallway

16' 5" x 5' 1" ( 5.00m x 1.55m )  
Step inside a welcoming entrance hallway via composite door which leads you into into a stunning open plan kitchen, dining and sitting area. Before reaching the kitchen area you will find access to a cloakroom WC and lots of fitted storage space, one of which housing a BAXI boiler. The hallway is illuminated by spot lights and provided with lots of natural light via two skylight windows. Complimented with engineered wood flooring that continues throughout the open plan kitchen, dining, family room and master suite.

### Openplan Kitchen Diner Sitting

19' 7" max x 26' 7" max ( 5.97m max x 8.10m max )  
The entertaining kitchen is the heart of the home with open plan living. The beautiful Wren kitchen is high gloss with Electrolux appliances consisting of two ovens, microwave, warming drawer, five ring hob and contemporary extractor. Plenty of storage with Full height cupboards, full height fridge, full height freezer, dishwasher and washer dryer all integrated. Large Pan drawers give further storage. Generous Peninsula breakfast bar with seating for six. The sitting area has beautiful views directly to the garden from the full height glazing with sliding doors to the terrace, complimented with the addition of a log burner. Opening to study room and door leading to master suite.

### Bedroom 1

12' 3" x 10' 8" ( 3.73m x 3.25m )





A beautiful queen bedroom with views of the garden, access to walk in wardrobe and en-suite. Engineered wood flooring, vertical radiators

**Ensuite**

Fitted with a white suite that comprises of an enclosed shower, toilet, bidet and vanity sink unit. Extractor. Tiled flooring. Radiator.

**Ideal home office**

13' 6" x 10' 2" ( 4.11m x 3.10m )  
From the entrance hallway, complimented wood block flooring ,full height window to side of the property,vertical radiator. Doors leading to bedroom 2,3, laundry room/bedroom 4 shower room plus study and lounge

**Dining Room**

15' 9" x 10' 2" ( 4.80m x 3.10m )  
Fitted with wood block flooring, window to side of property, vertical radiator. Decorative Open chimney with gas supply. Removable Room Dividers to family room area

**Hobby Room**

10' 2" max x 7' 3" max ( 3.10m max x 2.21m max )



Accessed from both reception and open plan areas, continuation of wood block flooring, built in storage and vertical radiator

**Bedroom 2**

11' 4" max x 9' 5" max ( 3.45m max x 2.87m max )  
A kingsize bedroom with fitted floor to ceiling wardrobes. Continuation of wood block flooring. PVC window to the side of the property.

**Bedroom 3**

9' 6" x 9' 4" ( 2.90m x 2.84m )  
A double bedroom with fitted wardrobes. Continuation of wood block flooring. PVC window to side. Radiator.

**Utility/Bedroom 4**

11' 8" x 7' 3" ( 3.56m x 2.21m )  
Currently used as a utility room with wall and base units, sink and tap and PVC window to the side of the property. Space for white goods. Radiator. Could be used as another bedroom or kitchen to provide an annex.

**Shower Room**



A fitted suite comprising of an enclosed shower, toilet and vanity sink unit. PVC opaque window to front. Spot lights. Radiator.

**Grounds**

A spacious corner plot that benefits from parking either side of the property. Large enough to hold a Motor Home or numerous vehicles with gated entrance to one side. The garage is accessible from the driveway as well as access to the rear of the property. The garden also has a summer house, outdoor power supply and water tap.

**Garage**

16' 9" x 9' 1" ( 5.11m x 2.77m )  
A single garage with German insulated doors that open onto the driveway. PVC door to the garden. Power sockets.







02920 513151

dinaspowys@peteralan.co.uk



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

