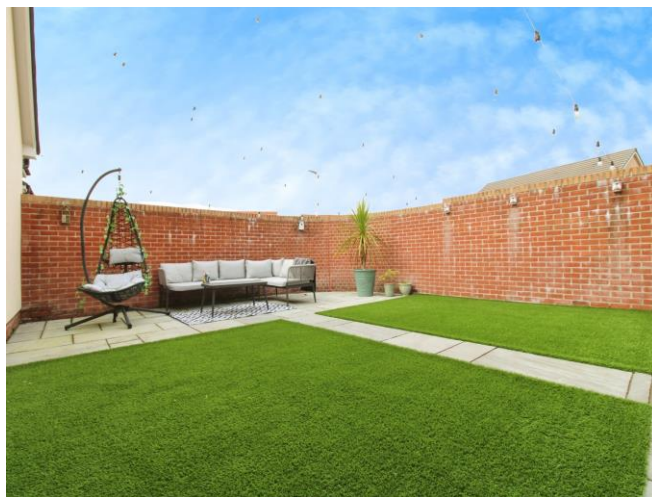




## Heol Hartrey, £375,000

- Council Tax F
- Master With En-Suite Shower Room
- Kitchen/Diner with Seperate Utility Cupboard
- 6 Years Remaining On NHBC
- Upgraded And Improved
- Garage And Parking
- Must View
- Three Generous Bedrooms



 3  2  1



## About the property

An ideal family home, situated in the sought-after Scholars Park development in Dinas Powys. An area popular with professionals and families due to the location, schools and convenient transport links. Owned from new, circa 2020, the property benefits from 6 years remaining on the NHBC.

The property has been updated and improved over the past 4 years, and is presented in move in condition.

Entered in to a hallway with doors off to a WC, stairs rising to the first floor and a door through to the main reception room, where a large window to the front provides plenty of natural light. The spacious kitchen, dining and utility room is located at the rear of the property, fitted with an upgraded kitchen with integrated appliances, large utility cupboard, and patio doors leading through the rear garden, which has been improved with patio and artificial turf.

To the first floor are three generous bedrooms, master bedroom with en-suite shower, family bathroom and plenty of storage cupboards.



## Accommodation

**Entrance Hall**

**Garage**

**Lounge**

13' 5" x 11' 5" ( 4.09m x 3.48m )

**Kitchen Diner**

18' 4" x 9' 2" ( 5.59m x 2.79m )

**Wc**

5' 5" x 2' 10" ( 1.65m x 0.86m )

**Bedroom 1**

10' 6" x 9' 3" ( 3.20m x 2.82m )

**Ensuite**

6' 7" x 3' 10" ( 2.01m x 1.17m )

**Bedroom 2**

10' 1" x 9' 4" ( 3.07m x 2.84m )

**Bedroom 3**

9' 4" x 8' 2" ( 2.84m x 2.49m )

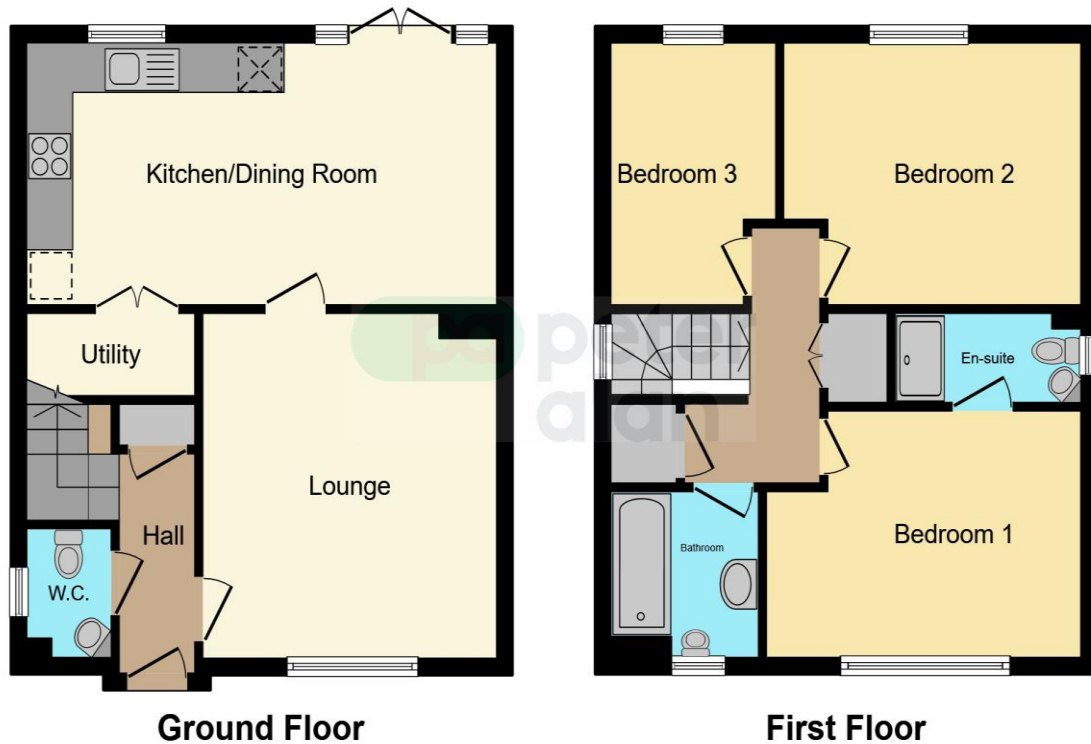
**Bathroom**

7' 6" x 5' 7" ( 2.29m x 1.70m )

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## Floorplan



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)

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