



 3  1  3
Highwalls Road, Dinas Powys
offers over £595,000

 **peter
alan**

02920 513151
dinaspowys@peteralan.co.uk



About the property

Presenting an immaculate semi-detached house, ideally positioned within a peaceful village, surrounded by inviting green spaces. This property is now on the market, waiting for a new family to call it home.

Spread across a generously proportioned floor plan, this house offers three well-appointed reception rooms, providing ample space for both relaxation and entertainment. The property boasts of a single, well-equipped kitchen, featuring a striking kitchen island that enhances both its functionality and aesthetic appeal, truly making it the heart of the home.

The dwelling consists of three comfortable bedrooms, providing a tranquil retreat for every member of the family. A single, elegant bathroom completes the accommodation, ensuring all essential amenities are covered.

Adding to the charm and uniqueness of this house are some truly remarkable features. A gym caters to the fitness enthusiasts, while a luxurious hot tub provides a perfect spot to unwind. The property also includes an enchanting orangery, promising serene views and a pleasant ambience.

The house falls within Council Tax Band E. However, the appeal of this property extends beyond its walls. The location in a friendly village amidst lush green spaces ensures a balance of community

Accommodation

Entrance Hall

Limestone tiles.

Living Room

14' 4" x 9' 6" (4.37m x 2.90m)
Log burner with wooden mantle over. Carpet. Two windows to front with wooden shutters.

Dining Room

13' 4" x 13' 5" (4.06m x 4.09m)
Slate floor. Original storage cupboards.

Family Room / Orangery

13' 6" x 14' 7" (4.11m x 4.45m)
Magnificent large glass roof windows. Underfloor heating. Sliding doors extending the full width of the room leading to garden. Limestone tiles.

Kitchen

19' x 13' (5.79m x 3.96m)
Base units. Granite worktops. Kitchen island. Range oven. Dishwasher. Slate flooring. Window to side.

Utility Room

W.C, wash hand basin. Space for washing machine.

Landing

Built in bookcase.

Bedroom 1

14' 7" x 10' (4.45m x 3.05m)
Wooden flooring. Two window to front with wooden shutters. Dressing area.





Bedroom 2

11' 7" x 13' 8" (3.53m x 4.17m)

Built in wardrobes. Window with wooden shutters.
Wooden flooring.

Bedroom 3

9' 6" x 9' 6" (2.90m x 2.90m)

Window to side. Skylight. Wooden flooring.

Bathroom

Walk in shower. Skylight. Stand alone bath. Sink.
Porcelain tiles. Airing cupboard. Towel rail.

Outside

Off road parking to the front.

South west facing garden.

Lawned and tiered areas. Limestone tiled area. Hot tub.

Gym - heated plus light and power.





02920 513151

dinaspowys@peteralan.co.uk



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

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.

