

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



DINAS ROAD



PORCH

Enter via French doors with side windows.

ENTRANCE HALL

Welcoming hall, stairs rise to the first floor, oak floor, Current owners have full fibre Broadband.

LOUNGE

4.85m max x 3.61m (15'11" max x 11'10")

Main living room, window to front with sliding doors into the garden, laminate floor, TV point, electric fire & surround.

DINING ROOM

3.99m max x 3.25m into bay (13'1" max x 10'8" into bay)

Bay window to front, laminate floor.

SITTING ROOM

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

Spacious living room, window to rear, TV point.

KITCHEN

3.56m max x 2.59m (11'8" max x 8'6")

Fitted range of wall and base units with round edge worktop and inset one and half bowl stainless steel sink & drainer with mixer tap and tiled surround, built in double oven, hob & hood, window to side.

UTILITY ROOM

2.74m x 2.59m (9' x 8'6")

Plumbed for dishwasher and washing machine, fitted base units with round edge worktop, window to side plus door to garden, fitted double tall cupboard, space for other white goods, corner Cloaks - low level wc and wash hand basin with side window.

FIRST FLOOR LANDING

Window to side, access to the loft.

DRESSING ROOM

2.57m x 2.51m (8'5" x 8'3")

Window to front, built in over stairs cupboard.

BEDROOM 1

4.85m x 3.63m (15'11" x 11'11")

Master double bedroom, separate loft, windows front and rear, TV point.

BEDROOM 2

3.71m x 3.53m (12'2" x 11'7")

Double bedroom, window to front.

BEDROOM 3

3.18m x 3.15m to robes (10'5" x 10'4" to robes)

Double bedroom, window to rear, TV point, 2 built in double wardrobes.

BATHROOM

Modern suite - panel bath with electric shower and glass screen plus vanity wash hand basin, heated chrome towel rail, tiled walls, window to rear.

WC

Close coupled wc, half tiled walls, window to rear.

GARDEN

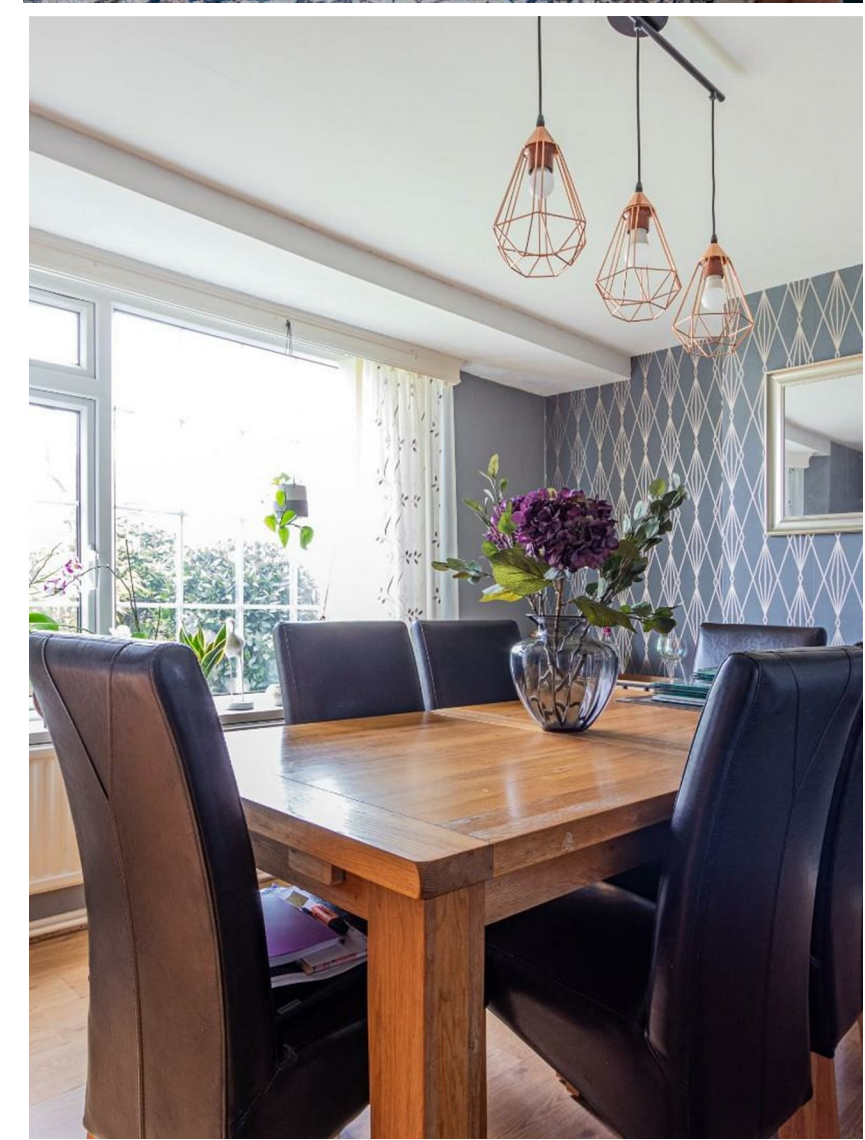
Wide frontage - twin lawns and path to the front door, low boundary wall with shrub borders, side brick paved double length hard stand allowing off road parking for 2-3 cars. Gated side access to the rear.

Enclosed southerly facing garden with twin lawns plus 2 paved patio's, fenced, outside tap, shrub borders.

INFORMATION

This property is Freehold.


Council Banding F - £2,893.28 2024-2025





DINAS ROAD

, CF64 3PL - £435,000

 3 Bedroom(s)  1 Bathroom(s)  1459.00 sq ft

Superb family home upon a much desired road. Within walking distance into Cosmeston Country Park. Catchment for the popular Evenlode Primary & Stanwell Secondary Schools. This amazing semi detached house with a side double storey extension now provides a spacious and versatile family home. Briefly comprising a porch, spacious entrance hall, large lounge, dining room, spacious sitting room, fitted kitchen - built in double oven, hob & hood, large utility with ground floor wc. To the first floor there are 3 large double bedrooms - master with a dressing room plus modern bathroom - shower and separate wc. Complimented with gas central heating and upvc double glazing. With a wide frontage including a double length hard stand - recently brick paved and a generous southerly facing rear garden. Viewing highly recommended.



PROPERTY SPECIALIST
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Negotiator

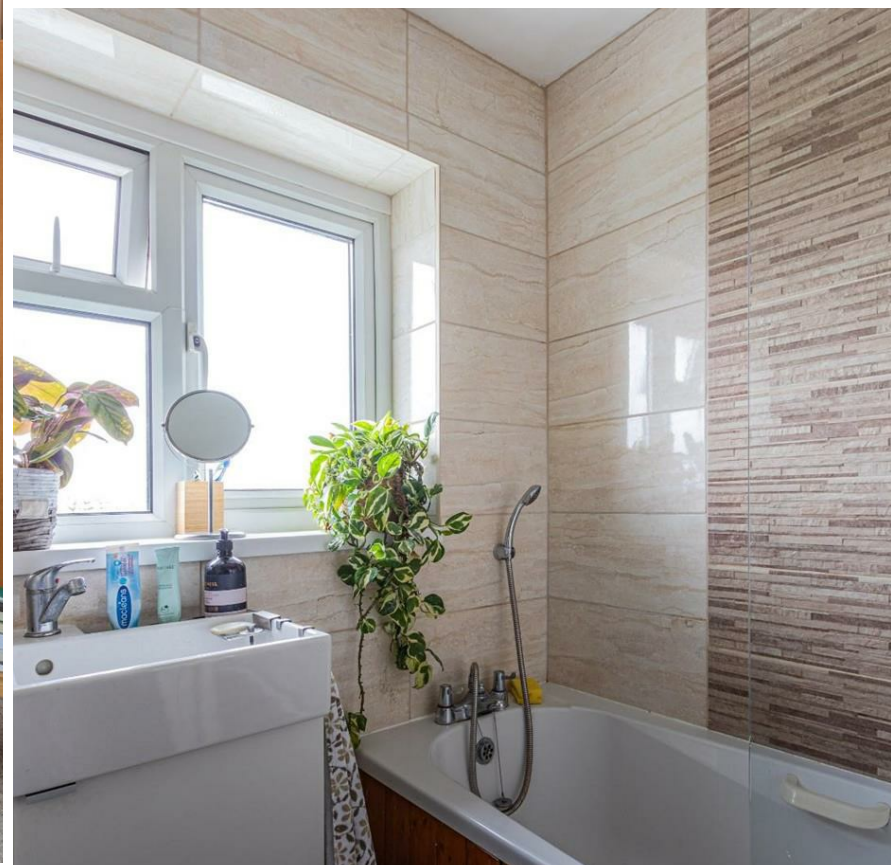




Dinas Road, Penarth



Total area: approx. 135.6 sq. metres (1459.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	