



HEOL Y FRENHINES
DINAS POWYS
CF64 4UE

ASKING PRICE OF
£249,950



TWO BEDROOM MID TERRACED HOUSE



2



1



1



2

****MID TERRACED HOUSE* NO CHAIN****

MGY are pleased to offer for sale a spacious two bedroom mid-terraced house. The property is situated within the popular area of Dinas Powys. The accommodation is a stones throw away from Bryn-Y-Don playing fields and park. The property is offered with no onward chain and benefits from having a garage and off road parking. The accommodation briefly comprises entrance porch, lounge, dining room, kitchen, two bedrooms, and family bathroom with separate WC. There are gardens to both the front and rear. No chain. *Viewing highly recommended*

LOCATION

The village provides a range of shops, salons and public houses together with The Humble Onion restaurant, Old Bank coffee shop and the Wild Blackberry deli. Highly regarded Primary Schools. Leisure facilities include tennis, golf and bowling clubs and beautiful walks over the Common and throughout the surrounding woodland. The village has ideal transport links being just 5.5 miles south west of the Capital City and 9 miles south east of J33 of the M4 Motorway, plus a stones throw from Dinas Powys train station.

ENTRANCE

Laid to lawn with pathway to front door.

PORCH

5' 10" x 3' 11" (1.80m x 1.21m)

Entered via uPVC double glazed front door with matching full height windows to front and side. Tiled flooring. Glazed door into lounge.

LOUNGE

16' 2" x 12' 11" (4.95m x 3.95m)

uPVC double glazed window to front. Laminate wood flooring. Feature fireplace. Two radiators. Door to kitchen, opening to dining room.

DINING ROOM

9' 4" x 8' 0" (2.85m x 2.45m)

uPVC double glazed sliding doors to rear garden. Laminate wood flooring. Radiator.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 743 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

KITCHEN

9' 3" x 7' 10" (2.84m x 2.41m)

Fitted with base and wall units incorporating stainless steel sink and drainer with complementary. Vinyl tile effect flooring. Space for cooler, fridge, freezer and washing machine. Tiled splash backs. uPVC double glazed window and external door to rear.

FIRST FLOOR

Landing. Doors to both bedrooms, bathroom and WC. Airing Cupboard. Access to insulated loft.

MASTER BEDROOM

13' 3" x 10' 10" (4.04m x 3.31m)

Fitted wardrobe. uPVC double glazed window to front. Carpeted flooring. Radiator.

BEDROOM TWO

10' 4" x 9' 4" (3.15m x 2.86m)

uPVC double glazed window to rear. Fitted wardrobes. Carpeted flooring. Radiator.

BATHROOM

5' 8" x 4' 9" (1.73m x 1.46m)

Panelled bath with shower over. Pedestal wash hand basin. Tiled splash backs. uPVC double glazed window to rear. Radiator. Vinyl wood effect flooring.

WC

5' 9" x 2' 7" (1.77m x 0.79m)

Low level WC. Wall mounted Combi boiler. uPVC double glazed window to rear. Vinyl wood effect flooring.

REAR GARDEN

South east facing rear garden. Mainly laid to lawn with paved patio and shrub borders. Pathway and gate leading to single garage and parking. Accessed from the kitchen and dining room.

GARAGE

A single garage with up and over door.

TENURE

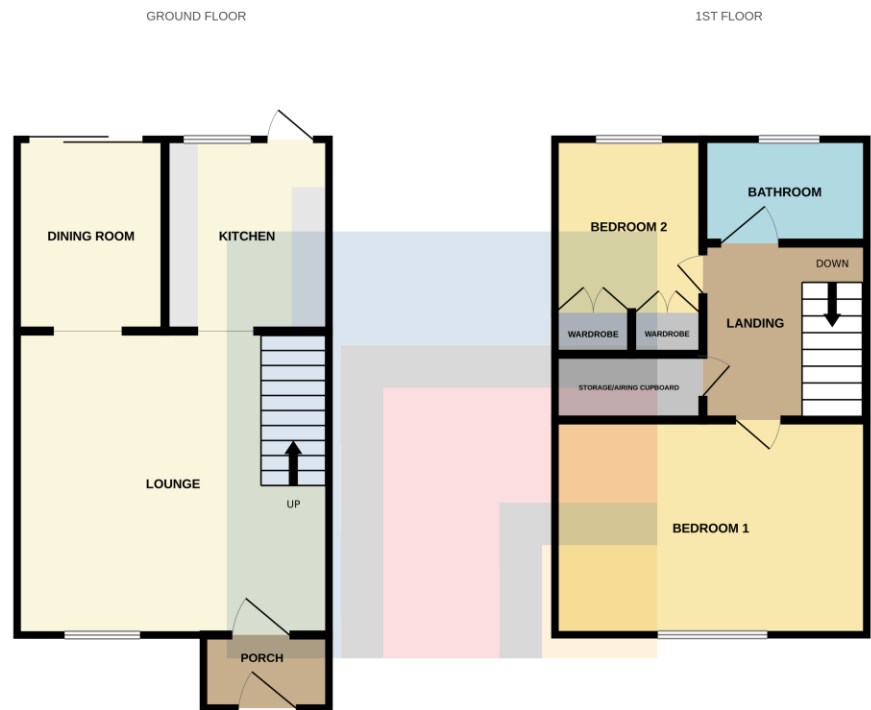
MGY are advised that this property is FREEHOLD.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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