



SPRINGFIELD
HEOL-Y-CAWL
DINAS POWYS CF64 4AH

ASKING PRICE OF
£499,950



SEMI DETACHED HOUSE



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****TRADITIONAL PERIOD PROPERTY IN THE HEART OF THE OLD VILLAGE, DINAS POWYS* NO CHAIN**** MGY are delighted to bring to market this beautifully presented and utterly charming, three bedroom, semi-detached family home situated in the idyllic area of Dinas Powys. The accommodation briefly comprises entrance hallway, lounge, kitchen/breakfast room, dining room, conservatory, three bedrooms - master ensuite and dressing area, and family bathroom. The property further benefits from gas central heating, a gated driveway, being a short walk from the village square, has potential to create a fourth bedroom, and has a great sized, south-facing rear garden. *Viewing highly recommended*

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1,399 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

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

Entered via Heol Y Cawl lane to front door, gated access to side.

HALLWAY

20' 3" x 11' 9" (6.19m x 3.59m)

A spacious entrance hallway/reception room with open tread staircase to first floor. uPVC double glazed window to rear and double glazed sliding doors to side leading to conservatory. Glazed door to lounge. Radiator. Featured beamed ceiling.

LOUNGE

17' 10" x 12' 1" (5.45m x 3.69m)

Feature open fireplace with exposed stone chimney stack, wood mantle and flagstone hearth. Beamed ceiling. Window to front and side plus two double glazed windows to rear. Two radiators. Glazed door to kitchen/dining room.

DINING ROOM

11' 11" x 9' 11" (3.64m x 3.04m)

Oak wood flooring. Window to front. Cupboard housing gas central heating boiler. Radiator. Two fitted dressers. Opening to kitchen.

KITCHEN

14' 1" x 8' 0" (4.31m x 2.44m)

A traditional style kitchen fitted with a wide range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Space for cooker, fridge, freezer washing machine and dishwasher. Breakfast bar with tiled worktops. Tiled flooring. uPVC double glazed windows to side and rear. Radiator. Beamed ceiling. Glazed door to side leading to conservatory.

CONSERVATORY

14' 7" x 7' 2" (4.47m x 2.20m)

Large conservatory. uPVC double glazed windows and French patio doors to rear garden. Glass roof. Tiled flooring. Radiator. Accessed from the kitchen and entrance hall.

FIRST FLOOR LANDING

Doors to three bedrooms and family bathrooms. In-built storage cupboard. Laminate wood flooring. Two windows to side and two windows to rear. Feature beamed ceiling. Radiator.

BEDROOM ONE

27' 10" x 10' 11" max (8.50m x 3.34m)

A spacious principal suite with window and Velux window to front. Dressing area to rear with uPVC double glazed windows to side and rear. Two radiators. Fitted wardrobes to one wall. Door to en-suite.



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EN-SUITE

5' 8" x 3' 4" (1.73m x 1.03m)

Fitted with low level WC, wash hand basin and shower cubicle with electric shower over. Tiled flooring and splash backs. Radiator. uPVC double glazed window to side.

BEDROOM TWO

11' 5" x 11' 2" max (3.50m x 3.42m)

uPVC double glazed windows to side and rear. Fitted wardrobes and eye level cupboards. Radiator.

BEDROOM THREE

10' 10" x 8' 11" (3.31m x 2.74m)

uPVC double glazed window to rear. Window to front. Fitted wardrobe. Exposed floorboards. Radiator.

BATHROOM

9' 2" x 6' 3" max (2.80m x 1.93m)

Bathroom suite includes low level WC, vanity enclosed wash hand basin and panelled bath with shower attachment over. Tiled splash backs and flooring. Ladder radiator. uPVC double glazed window to rear.

REAR GARDEN

A delightful, private South facing rear garden enclosed with mature hedging and trees. Laid to lawn with paved patio and pathway to rear garden shed. Gated access to parking space. Accessed from the conservatory and additional access from side and rear gate.

PARKING

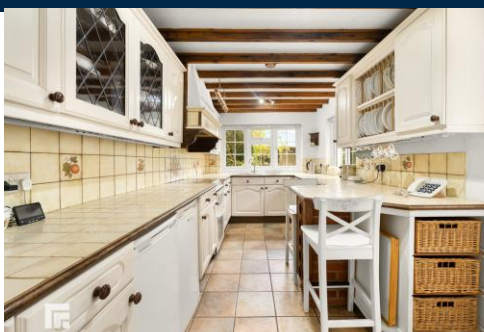
Gated driveway to rear, with space for one car.

TENURE

MGY have been advised that the property is FREEHOLD.



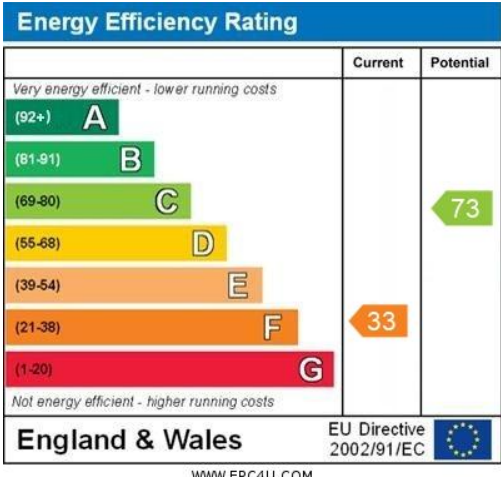
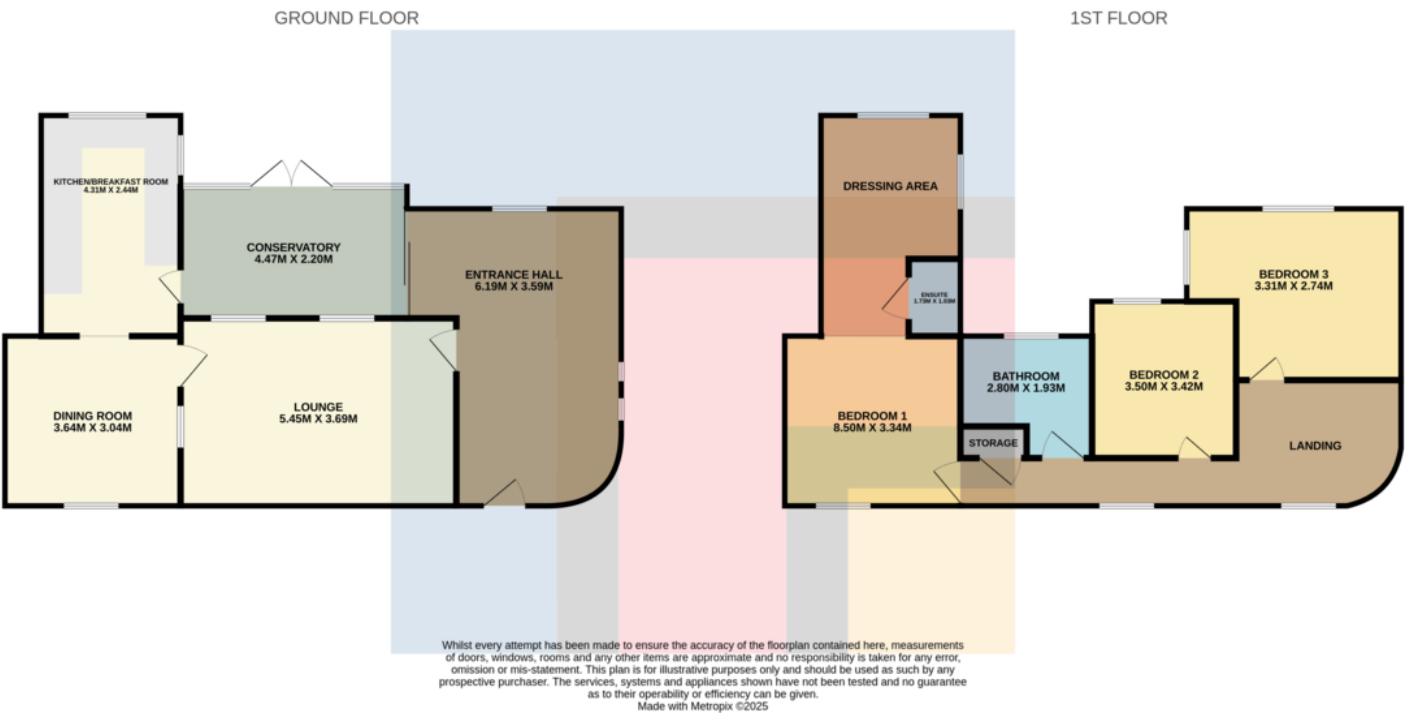
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