



Greenfield Avenue, Dinas Powys, CF64 4BW

Welcome to

Greenfield Avenue, Dinas Powys

Located on a sought after street, a short walk from the centre of the village of Dinas Powys, this lovely family home offers fantastic living space. Benefitting from an open plan lounge/sitting room, an open plan kitchen/dining room, a conservatory, three bedrooms, parking and a 'sunny' garden.

Entrance Hall

Entered via a contemporary door with double glazed light, double glazed window to side, double glazed roof lights, storage/hanging space, radiator, attractive tiled floor, further part double glazed door to rear and part glazed timber door to open plan living space.

Lounge Area

11' 4" x 11' 2" plus bay (3.45m x 3.40m plus bay)

Double glazed square bay window to front, open fireplace with 'floating' timber mantle, cupboard to side of chimney breast with shelving above, stripped wood flooring, ornate coved ceiling, radiator, open plan to sitting area.

Sitting Area

12' 3" max x 11' 10" to bay (3.73m max x 3.61m to bay)

Double glazed window to side, stripped wood floorboards, stairs to first floor with timber panelling, ornate coved ceiling, door to kitchen/dining room.

Kitchen / Diner

16' 9" x 13' 2" (5.11m x 4.01m)

Double glazed window to side, tiled floor, door to under stair cupboard, glazed double doors and window into the Conservatory, an extensive range of floor and wall mounted kitchen units with contrasting work surfaces over, one and a half bowl enamel sink and drainer unit with mixer tap over, space for automatic washing machine, space for table and chairs, space for American style fridge-freezer, tiled splashbacks, spotlights.

Conservatory

10' 1" x 8' 10" (3.07m x 2.69m)

Double glazed windows to two sides, double glazed double doors leading to the rear garden, tiled floor





First Floor Landing

Spindle and balustrades, loft hatch, ornate coved ceiling and doors to three bedrooms and bathroom.

Bedroom 1

12' 9" x 10' 2" to chimney breast (3.89m x 3.10m to chimney breast)

Square double glazed bay window to front, built in wardrobes to either side of and front of the chimney breast, ornate coved ceiling, radiator

Bedroom 2

10' 3" x 12' 2" max (3.12m x 3.71m max)

Double glazed window to side, built in double wardrobe, coved ceiling, radiator

Bedroom 3

11' 1" x 9' 2" max (3.38m x 2.79m max)

Double glazed window to side, coved ceiling, radiator

Bathroom

Double glazed window to rear, panelled bath with shower end, shower screen and mains fed shower over bath, WC with enclosed cistern and wash hand basin with mixer tap set into vanity unit with storage cupboard under, tiled walls, tiled floor, towel style radiator, spotlights

Outside

Outside there is a driveway providing off-road parking, whilst to the rear there is a lovely south westerly facing garden with side access and fully enclosed with timber, brick and stone wall boundaries.

Tenure

Freehold



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Welcome to

Greenfield Avenue, Dinas Powys

- An extended semi-detached family home located a short walk from the centre of the village of Dinas Powys.
- Spacious open plan lounge/sitting room, large kitchen/dining room, entrance hall and a conservatory to the ground floor.
- Three generous bedrooms and family bathroom to the first floor.
- Off road parking and a south westerly facing garden with side access
- Double glazing and gas central heating

Tenure: Freehold EPC Rating: E

directions to this property:

Entering Dinas Powys along Cardiff Road from Cardiff & Penarth, proceed past Eastbrook Railway station on the left and at the lights on the main crossroads, turn right into Millbrook Road. At the end of the road turn left onto Pen-Y-Turn Pike Road and then take the first left onto Greenfield Avenue, where the property can be found on the right hand side marked by our For Sale board.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
PNR106124 - 0004

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