



Heol Hartrey, Dinas Powys, CF64 4RL

Welcome to

Heol Hartrey, Dinas Powys

A beautifully presented detached home in 'show room' condition, located on the sought after Scholars Park development with attractive woodland views. The property benefits from a master ensuite, cloakroom/WC, kitchen/dining room, a three car drive, GARAGE and garden.

Entrance Hall

Entered via a part double glazed door, radiator, storage cupboard, stairs to first floor and door to lounge

Cloakroom

Double glazed window to side, wc, corner wash hand basin with mixer tap over, contemporary tiled walls to dado height, vinyl flooring and radiator.

Lounge

13' 5" x 11' 5" (4.09m x 3.48m)

Double glazed window to front with woodland views, radiator, door to kitchen/dining room.

Kitchen/Dining Room

18' 4" x 9' 2" (5.59m x 2.79m)

Double glazed door to rear leading to garden, double glazed window to rear, single bowl and drainer sink unit with flexi tap over, a contemporary range of wall and floor mounted kitchen units with complimenting work surfaces over, integrated oven and hob, integrated fridge-freezer and dishwasher, radiator and space for table and chairs, double doors to a built in utility cupboard.

Utility Cupboard

Space for washing machine and dryer, further storage space.

Landing

Over stairs storage cupboard, double width storage cupboard, loft access, radiator and doors to three bedrooms and a bathroom.

Bedroom 1

9' 2" x 8' 9" (2.79m x 2.67m)

Double glazed window to front with woodland view, built in double wardrobes with sliding mirrored doors, radiator and door to ensuite.

Ensuite

Double width shower cubicle, corner wash hand basin with mixer tap over, wc, towel style radiator , extractor fan and tiled walls to dado height.

Bedroom 2

10' x 9' 4" (3.05m x 2.84m)

Double glazed window to rear and radiator.

Bedroom 3

9' 4" x 8' 1" (2.84m x 2.46m)

A good sized third bedroom with double glazed window to rear and radiator.

Bathroom

Double glazed window to front, pedestal wash hand basin with mixer tap, WC, panelled bath with shower and shower screen over, towel style radiator, vinyl flooring, attractive part tiled walls.

Front Garden

Laid to stone chippings with paved pathway to front entrance, driveway to the side providing parking for three cars leading to the garage, side access to the garden.

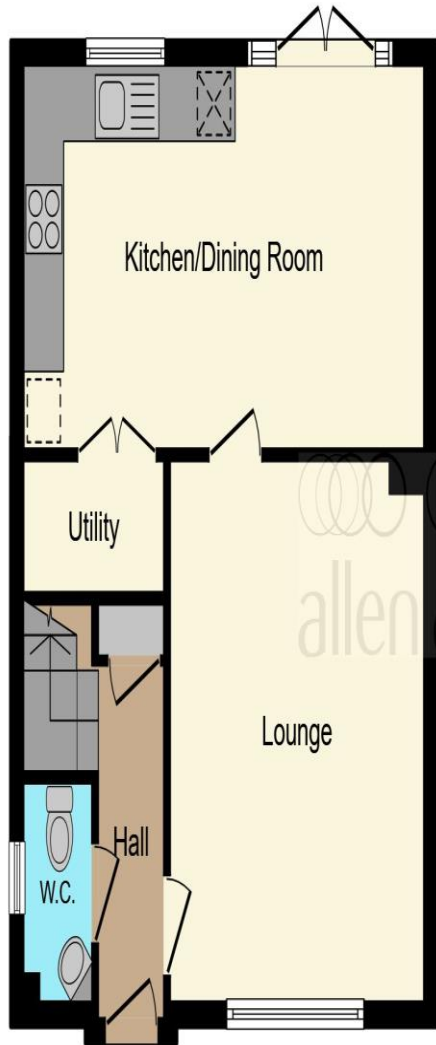
Rear Garden

Enclosed rear garden laid to lawn with paved pathway to rear of garden, gate providing side access to front, part walled and timber fenced borders, outside tap.

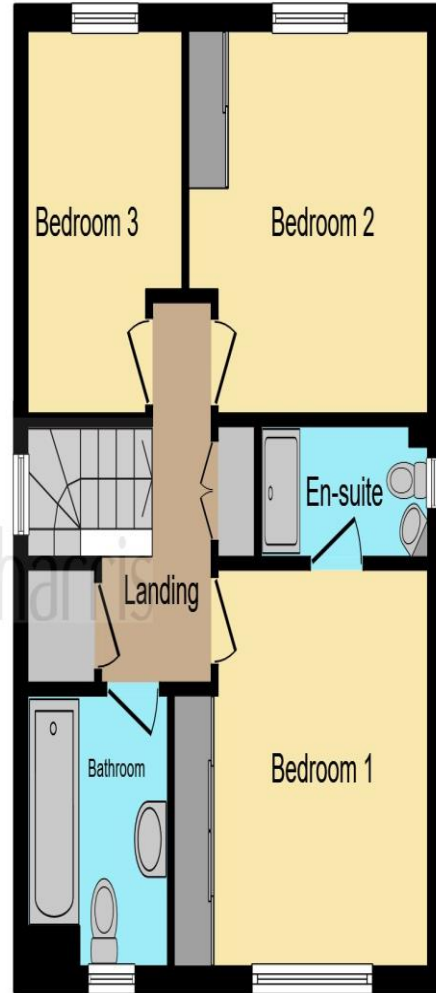
Garage

19' 8" x 10' 1" (5.99m x 3.07m)

Accessed via an up and over door, power and light with potential for further eave storage space.



Ground Floor



First Floor

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



Welcome to Heol Hartrey, Dinas Powys

- A beautifully presented detached property with NHBC guarantee available set on a sought after development in Dinas Powys
- Downstairs cloakroom/WC, bathroom and master ensuite
- Three bedrooms, lounge and kitchen/diner with utility cupboard
- Driveway providing off-road parking for three cars and a large garage with power and light
- Enclosed rear garden laid mainly to lawn, attractive green and private views to the front.

Tenure: Freehold EPC Rating: B

directions to this property:

Upon entering Dinas Powys on Cardiff Road from Penarth/Cardiff, turn left onto Murch Road at the traffic lights on the main crossroads (Primary School on the left). Proceed over the set of traffic lights passing the shops on the left hand side, continue along Murch Road up the hill and at the roundabout take the first exit into Scholar's Park via Ffordd Merrett. Take the first right onto Heol Hartrey and continue through the development until you reach the property on the



view this property online allenandharris.co.uk/Property/PNR106393



Property Ref:
PNR106393 - 0006

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