

8 Highwalls Avenue

Dinas Powys, Vale of Glamorgan, CF64 4AP



A charming four bedroom semi-detached period property located on this very popular road just a short walk from the centre of the village in Dinas Powys. Situated on a larger than average plot and with many original features and exceptional potential, the property comprises a porch, hall, living / dining room, kitchen and cloakroom on the ground floor along with the four bedrooms and a bathroom above. The property benefits from a detached garage, front garden and sizeable gardens to the side and rear. Viewing is highly recommended in order to be able to appreciate everything this has to offer. No chain. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£475,000

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Accommodation

Ground Floor

Porch

Wooden front door and uPVC double glazed windows. Original tiled floor. Door to the cloakroom and entrance hall. C

Cloakroom *5' 8" maximum x 4' 11" maximum (1.73m maximum x 1.49m maximum)*

Vinyl floor. Part tiled walls. WC and wash hand basin. uPVC double glazed window.

Entrance Hall

A spacious square entrance hall with attractive original staircase and corncicing. uPVC double glazed window to the side. Central heating radiator. Fitted carpet. Under stair cupboard. Original doors to the kitchen and living room.

Living / Dining Room *12' 5" into recess x 28' 0" total into bay (3.79m into recess x 8.53m total into bay)*

An open plan living and dining room with a door to the kitchen, sliding doors to the garden and a uPVC double glazed bay window to the front. Original picture rails, cornice and skirting boards. Fitted carpet. Three central heating radiators. Period style cast iron fire surround with open fire. Power points and TV points. The rear section of the room has a space for a dining table chairs before opening into the kitchen.

Kitchen *17' 1" maximum x 14' 8" maximum (5.2m maximum x 4.48m maximum)*

A kitchen with dining space to the rear of the property with dual aspect having a uPVC double glazed window to the side along with a window and door to the rear into and overlooking the garden. Part fitted carpet and part vinyl floor. The kitchen comprises fitted wall units and base units with laminate work surfaces. Cooker with electric oven and four zone electric hob. Single bowl stainless steel sink with drainer. Part tiled walls. Power points. Central heating radiator. Built-in cupboard with plumbing for the washing machine and dryer. Space for fridge freezer.

First Floor

Landing

Fitted carpet to the stairs and landing. uPVC double glazed window to the side. Door through to an eaves storage area. Central heating radiator. Coved ceiling. Hatch to the loft space. Built-in cupboard. Original doors to the four bedrooms and bathroom.

Bedroom 1 *12' 6" into recess x 11' 2" (3.82m into recess x 3.4m)*

Double bedroom with uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power points. Original picture rails, cornice and skirting boards. Built-in cupboard to one side of the chimney breast.

Bedroom 2 *12' 6" maximum x 14' 2" (3.82m maximum x 4.31m)*

Double bedroom, this time with uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Central heating radiator. Power points. Original picture rails. Recessed cupboard with fitted shelving.

Bedroom 3 *7' 1" x 13' 2" (2.16m x 4.02m)*

Single bedroom with uPVC double glazed window to the side giving far reaching views across Dinas Powys. Fitted carpet. Central heating radiator. Power points. Original skirting boards.

Bedroom 4 *7' 3" x 9' 10" into doorway (2.22m x 3m into doorway)*

Single bedroom with uPVC double glazed window overlooking the garden. Fitted carpet. Central heating radiator. Original skirting boards. Power points.

Bathroom

Suite comprising a panelled bath with electric shower, WC and wash hand basin with storage below. Built-in cupboard. uPVC double glazed window to the side. Wall-mounted electric fan heater. Shaver point.

Outside

Front

A walled front garden laid to natural stone crazy paving and with mature planting and access to the detached garage. Gated access to the side garden.

Garage

Up and over garage door to the front. Door at the rear into the garden.

Side and Rear Garden

A very well proportioned mature garden to the side and rear of the property, predominantly laid to lawn but with areas of paving, pathways and mature planting beds throughout stocked with trees, plants and shrubs. Greenhouse. Access into the garage. Outside tap. Original stone walls.

Additional Information

Tenure

The property is held on a freehold basis (WA186656).

Council Tax Band

The Council Tax band for this property is F which equates to a charge of £2,817.96 for the year 2023/24.

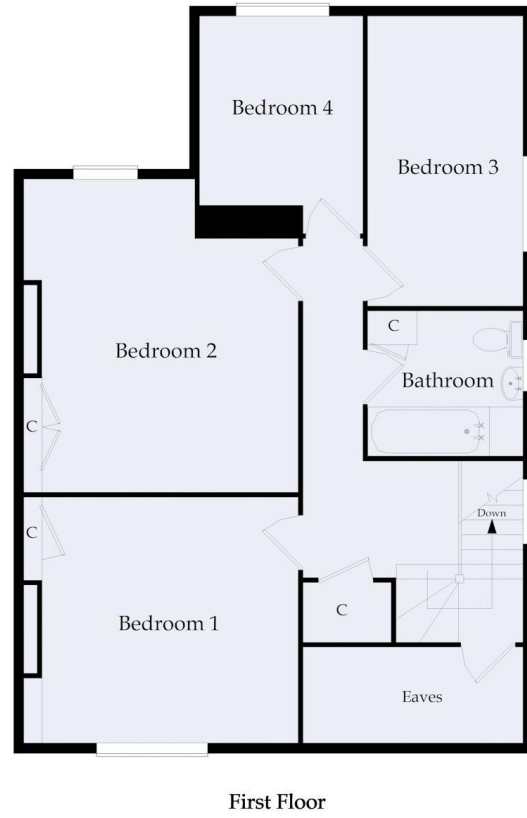
Approximate Gross Internal Area

1334 sq ft / 124 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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