

# 4 Old Malt House, Station Road

Dinas Powys, The Vale Of Glamorgan, CF64 4DQ



An attractive, versatile family home with off road parking and southerly garden, located across the road from the Common and just a short walk along Station Road to the centre of the village. The property offers spacious accommodation over two floors and comprises a living room, dining room, kitchen, utility space and cloakroom on the ground floor along with four bedrooms and two bathrooms above - the master bedroom having an en-suite and dressing room. There is generous off road parking to the front, the private rear garden and a double garage. Viewing is advised. EPC: D.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£599,000**

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## Accommodation

### Ground Floor

#### **Hall**

Composite front door with double glazed panel. Engineered oak flooring. Windows to the front and side. Door to the cloakroom. Central heating radiator. Power point. Stairs down to the lower level which has new oak doors leading to the sitting room and kitchen.

#### **Cloakroom** 7' 4" x 4' 10" (2.23m x 1.48m)

Vinyl flooring. WC and wash hand basin with storage below. Built-in cupboard with gas boiler. High level window to the side.

#### **Sitting Room** 11' 8" into recess x 19' 10" (3.55m into recess x 6.04m)

Engineered oak flooring. Large uPVC double glazed window to the rear, overlooking the garden and with fitted shutters. Feature fireplace with wooden surround and wood burning stove. Oak double doors into the living / dining room. Coved ceiling. Power points. TV point. Two central heating radiators.

#### **Kitchen** 10' 5" x 10' 0" (3.17m x 3.05m)

A new kitchen comprising fitted wall units and base units with grey shaker style doors and wooden work surfaces. Flavel range cooker with double oven, grill, five zone electric hob and an extractor fan over. Integrated Bosch dishwasher. One and a half bowl ceramic sink with drainer. Large walk-in pantry. Part tiled walls. uPVC double glazed window to the side. Power points. Engineered oak flooring. Open to the living / dining room and utility.

#### **Living / Dining Room** 16' 7" x 9' 3" (5.05m x 2.82m)

Engineered oak flooring. Open from the kitchen and with double doors into the sitting room, uPVC double glazed doors into the conservatory and with a door into the study. Coved ceiling. Central heating radiator. Power points.

#### **Study** 6' 4" x 10' 0" (1.92m x 3.05m)

Engineered oak flooring. uPVC double glazed sliding doors into the garden. Central heating radiator. Power points.

#### **Conservatory** 9' 5" x 9' 7" (2.86m x 2.91m)

uPVC double glazed windows and doors giving access to and overlooking the garden. Power points. Tiled floor.

#### **Utility Room** 6' 3" x 4' 7" (1.91m x 1.4m)

New laminate floor which runs through all of the ground floor. Fitted base unit and wooden work surface with single bowl stainless steel sink. Plumbing for washing machine. Recess for fridge freezer. uPVC double glazed door and window to the front that give access to the garage. Power points.

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. Power point. New oak doors to four bedrooms and the bathroom. Built-in cupboard. Hatch to the loft space.

#### **Bedroom 1** 10' 6" x 12' 2" plus wardrobes (3.2m x 3.7m plus wardrobes)

Double bedroom with uPVC double glazed window to the rear, a dressing room and an en-suite bathroom. Fitted carpet. Fitted wardrobes. Central heating radiator. Power points. Wall light.

#### **Dressing Room** 6' 4" x 6' 9" plus wardrobes (1.93m x 2.06m plus wardrobes)

Fitted carpet continued from the bedroom. uPVC double glazed window to the rear overlooking the garden. Fitted wardrobes. Central heating radiator. Power points.

**En-Suite 6' 2" x 5' 7" (1.88m x 1.69m)**

Tiled floor. Part tiled and part plastic clad walls. Suite comprising a shower cubicle with mixer shower, WC and wash hand basin. Central heating radiator. uPVC double glazed window to the front. Extractor fan. Shaver point.

**Bedroom 2 11' 9" into doorway x 12' 2" (3.58m into doorway x 3.71m)**

Double bedroom with uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Central heating radiator. Power points.

**Bedroom 3 11' 9" x 9' 0" (3.58m x 2.74m)**

Double bedroom with uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power points.

**Bedroom 4 8' 1" x 9' 2" (2.47m x 2.79m)**

The final bedroom, being a good size single room with uPVC double glazed window to the rear. Fitted carpet. Central heating radiator. Power points.

**Bathroom 7' 5" x 6' 9" (2.25m x 2.07m)**

Tiled floor and part tiled walls. uPVC double glazed window to the side. Suite comprising a panelled bath with mixer shower and folding glass screen, WC and wash hand basin with storage below. Fitted wall cabinet and mirror with lights. Heated towel rail. Shaver point.

**Outside**

**Front**

Off road parking for three to four vehicles that leads to the garage.

**Garage 16' 1" x 17' 4" (4.9m x 5.28m)**

Electric sectional garage door. High level windows to the sides and rear. Door to the side that leads to the utility room. Electric power and lights.

**Rear Garden**

A private rear garden with a south easterly aspect, with upper patio and lower lawn areas. Mature trees to the rear. Outside power points. Gated side access to the front.

**Additional Information**

**Tenure**

The property is held on a freehold basis (WA146731).

**Council Tax Band**

The Council Tax band for this property is G, which equates to a charge of £3,251.50 for the year 2024/25.

**Approximate Gross Internal Area**

1506 sq ft / 140 sq m.

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

### Floor Plan



This drawing is for illustrative purposes only (not to scale)  
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