

11 Elm Grove Place

Dinas Powys, Vale of Glamorgan, CF64 4DJ



A fully renovated two bedroom terraced property, located in a popular cul-de-sac just a short walk away from the village centre in Dinas Powys. Available for sale with no onward chain, this property is ideal for first time buyers and investors alike and comes with new kitchen and bathroom fittings as well as a large, south facing rear garden. Viewing is strongly advised in order to appreciate all that this property has to offer. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£275,000

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Accommodation

Ground Floor

Porch 3' 1" x 3' 3" (0.95m x 1m)

Vinyl flooring. uPVC double glazed front door. Part wood paneled walls. Open to the hall.

Hall

Vinyl flooring continued from the porch. Part wood paneled walls. Central heating radiator. Stairs to the first floor. Door to the living room and dining room.

Living Room 10' 7" into recess x 10' 2" (3.23m into recess x 3.11m)

Part of the main open plan living space, open to the dining room. Large uPVC double glazed window to the front, with sound insulated glass. Fitted carpet. Coved ceiling. Power points. Central heating radiator.

Dining Room 11' 2" into recess x 11' 6" (3.41m into recess x 3.51m)

uPVC double glazed double doors to the garden and open to the living room and kitchen. Wooden fire surround with open grate and a stone hearth. Fitted carpet. Central heating radiator. Power points. Coved ceiling.

Kitchen 7' 5" x 11' 1" (2.26m x 3.37m)

Vinyl flooring continued from the hall and porch. Fitted kitchen comprising wall units and base units with deep green shaker style doors and stone effect laminate work surfaces. Integrated appliances including an electric oven, four zone induction hob, extractor hood, fridge freezer and dishwasher. Single bowl composite sink with drainer. uPVC double glazed window to the side. Recessed lighting. Power points. Cupboard with gas combination boiler. Under stair cupboard. Door to the rear lobby that leads to the utility room / WC and that has a uPVC door out to the garden.

Utility / WC 5' 4" x 7' 9" max (1.63m x 2.36m max)

Vinyl flooring. Fitted base unit with stone effect laminate work surface and single bowl stainless steel sink. Plumbing for washing machine and space for a dryer. Central heating radiator. WC. uPVC double glazed window to the side. Power points.

First Floor

Landing

Fitted carpet to the stairs and landing. Hatch to the loft space.

Bedroom 1 14' 1" into recess x 10' 4" (4.3m into recess x 3.14m)

Double bedroom with two uPVC double glazed windows to the front, with sound insulated glass. Fitted carpet. Power points. Central heating radiator.

Bedroom 2 8' 8" into recess x 11' 6" (2.63m into recess x 3.51m)

The second double bedroom, this time with uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Power points.

Bathroom 7' 10" x 11' 1" with restricted head height (2.39m x 3.38m with restricted head height)

Vinyl floor. Suite comprising a large shower cubicle with twin head mixer shower, a paneled bath, WC and sink with storage below. Built-in low level cupboards. Velux window to the rear. Recessed lights. Extractor fan.

Outside

Front

Small forecourt laid to stone chippings and with a rendered front wall and iron gate.

Rear Garden

An enclosed rear garden laid to lawn and with two areas of stone chippings - one in the side return from the dining room and the other at the end of the garden. Outside tap. New fencing to one side and the rear.

Additional Information

Tenure

The property is held on a freehold basis (WA185566).

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £1,950.90 for the year 2024/25.

Approximate Gross Internal Area

828 sq ft / 76.9 sq m.

Utilities

The property is connected to mains gas, electricity, water and sewerage services, and has gas central heating.

Renovations

Recent work on the property includes new roof coverings, mostly new windows (including sound insulated glass at the front) and a patio door, new kitchen and bathroom fittings, all walls internally skimmed and the ceilings plaster boarded and skimmed. The property has been fully rewired and certified. There is new plumbing and radiators (boiler already in place). The property has new smoke detectors, the rear of the house has been rendered, there is a new Velux window to the lower roof level. The property has new carpets and vinyl flooring throughout and has been completely re-decorated.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



For illustrative purposes
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