

31 Highfield Close

Dinas Powys, Vale of Glamorgan, CF64 4LR



A semi-detached bungalow located in a quiet spot on Highfield Close, just off Georges Row and within easy reach of Eastbrook Train Station and Seel Park as well as being within a mile of the village centre. The property is in very good condition throughout and comprises a porch, entrance hall, spacious living /dining room, the kitchen, three bedrooms and a bathroom with separate WC. There is off road parking to the front and an enclosed rear courtyard. Viewing is advised in order to be able to appreciate all the property has to offer as well as the quiet location. EPC: C.

**David
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Your local Estate Agent & Chartered Surveyor

£335,000

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Accommodation

Porch 15' 1" x 6' 11" (4.61m x 2.1m)

uPVC double glazed windows and sliding door to the front as well as uPVC double glazed doors into the entrance hall and into the courtyard to the rear of the house. Built-in storage cupboard. Electric light.

Hall

A hallway that gives access to all of the rooms in the property. Fitted carpet. Built-in cupboard with fitted shelving. Hatch to the loft space. Central heating radiator. Coved ceiling.

Living / Dining Room 23' 2" x 11' 11" (7.07m x 3.62m)

A spacious living and dining room, next to the kitchen and partly separate to provide some space between the two areas. Large uPVC double glazed window to the one side with fitted vertical blinds and a lovely view down Georges Row and across Dinas Powys to Penarth. Fitted carpet. Two central heating radiators and a fitted electric fire within a feature fire surround. Power points and TV point. Coved ceiling. At the dining end, there is a serving hatch into the kitchen.

Kitchen 11' 5" x 11' 11" into recess (3.48m x 3.62m into recess)

Fitted kitchen comprising a mixture of wall units and base units with wood effect laminate work surfaces. Freestanding cooker with oven, grill and four zone electric hob. Fitted extractor hood over. Recess for counter level fridge along with plumbing for a washing machine and dishwasher. One and a half bowl stainless steel sink with drainer. Wall mounted gas boiler. uPVC double glazed window and door into the courtyard, both of which have a fitted roller blind. Laminate flooring. Tiled splash backs. Coved ceiling. Power points.

Bedroom 1 13' 1" into doorway x 12' 10" (4m into doorway x 3.91m)

Double bedroom with a uPVC double glazed window that has fitted vertical blinds. Fitted carpet. Central heating radiator. Power points and TV point. Coved ceiling. Built-in wardrobe with sliding doors, and a large fitted wardrobe.

Bedroom 2 9' 8" x 9' 9" (2.94m x 2.96m)

The second bedroom, again with uPVC double glazed window to the front. Fitted carpet. Built-in wardrobe. Coved ceiling. Vertical blinds to the window. Central heating radiator. Power points and TV point.

Bedroom 3 7' 2" x 9' 9" (2.19m x 2.96m)

The third and final bedroom ideal as a study. This room has a uPVC double glazed window, with vertical blind, to the front. Fitted carpet. Fitted wardrobe. Central heating radiator. Power points. Coved ceiling.

Shower Room 5' 8" x 5' 3" (1.73m x 1.6m)

Suite comprising a shower cubicle with mixer shower and a sink with storage below. Heated towel rail. Recessed lights. uPVC double glazed window. Tiled floor and fully tiled walls.

WC 5' 8" x 2' 7" (1.73m x 0.8m)

Tiled floor and fully tiled walls. WC and sink. uPVC double glazed window. Recessed lights. Heated towel rail.

Outside

Front and Side

The property benefits from a sizeable area to the front and side, which could be enclosed as has been the case with other similar properties on this road, if required. This area is laid to stone chippings and there is driveway parking to one side that in turn accesses the garage.

Courtyard 13' 1" x 21' 7" max (3.98m x 6.57m max)

A sunny, private, paved courtyard mainly accessed from the kitchen and providing some excellent sitting space. Doors into the porch and garage as well as the kitchen.

Garage 8' 10" x 16' 0" (2.68m x 4.87m)

Electric up and over garage door to the front and a door to the rear into the courtyard. Electric light.

Additional Information

Tenure

The property is freehold (WA348396).

Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2531.99 for 2025/26.

Approximate Gross Internal Area

1023 sq ft / 95.0 sq m.

Utilities

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











