

31 Cae'r Odyn

Dinas Powys, Vale of Glamorgan, CF64 4UF



A modern mid-terraced house with plenty of parking, a garage, front garden, large rear garden and located in a very quiet and popular development close to the village and only a short walk from the park. The property comprises the hall, kitchen, living / dining room, conservatory and WC on the ground floor along with three bedrooms and the bathroom above. The rear garden is of excellent proportions, is relatively low maintenance and very private. The front area has a westerly aspect and is a lovely sitting area in the evening. The garage provides excellent storage and could be brought into the main house if desired. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£300,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Ground Floor

Hall 11' 5" max x 8' 7" max (3.47m max x 2.61m max)

Wood effect laminate flooring. Central heating radiator with cover. Power points. uPVC double glazed front door. Doors to the kitchen, living room and WC.

Living / Dining Room 18' 10" x 14' 8" max (5.74m x 4.46m max)

A spacious living and dining room with a large uPVC double glazed window onto the garden and double doors into the conservatory. Wood effect laminate flooring continued from the hall. Power points and TV point. Two central heating radiators. Feature fireplace with wood surround.

Kitchen 6' 11" x 11' 6" (2.1m x 3.51m)

Vinyl floor tiles and part tiled walls. Fitted kitchen comprising wall units and base units granite effect work surfaces. Integrated appliances including an electric oven, four burner gas hob and extractor hood. Space for tall fridge freezer. Plumbing for washing machine and dishwasher. One and a half bowl stainless steel sink with drainer. uPVC double glazed window to the front. Recessed lights. Power points. Central heating radiator.

Conservatory 9' 5" x 9' 5" (2.86m x 2.86m)

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

WC

Vinyl floor and part timber clad walls. Extractor fan. WC and sink. Built-in cupboard with fitted shelving.

First Floor

Landing

Fitted carpet to the stairs and landing. Power point. Hatch to the loft space. Built-in cupboard with fitted shelving. Power points. Doors to all rooms.

Bedroom 1 10' 7" x 10' 11" (3.22m x 3.34m)

Double bedroom with uPVC double glazed window to the front. Fitted carpet. Power points and TV point. Central heating radiator. Fitted Venetian blinds to the window. Built-in wardrobes to one wall.

Bedroom 2 10' 8" into doorway x 10' 0" (3.24m into doorway x 3.04m)

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

Bedroom 3 8' 7" x 6' 11" (2.61m x 2.1m)

Single bedroom with uPVC double glazed window overlooking the garden. This room ideal as a home office and has a fitted carpet, central heating radiator and power points.

Bathroom 7' 10" x 5' 5" (2.38m x 1.66m)

Vinyl floor and tiled walls. Suite comprising a panelled bath with hand shower fitting, a shower cubicle with mixer shower, a WC and a sink with storage below. Heated towel rail. Recessed lights and extractor fan. uPVC double glazed window to the front. Fitted cabinet with mirrored door.

Outside

Front

An enclosed front patio area with a westerly aspect, ideal for sitting out and for children playing. This area also has access to the garage through a side door. The property also has a full width driveway that provides off road parking to two cars side-by-side. Outside light with motion sensor. Outside tap.

Garage 8' 2" x 16' 10" (2.49m x 5.14m)

Up and over garage door to the front and a door to the side. Wall mounted gas combination boiler. Power points.

Rear Garden

A large, enclosed rear garden with areas of paved patio, stone chippings, lawn and timber decking. Lots of spaces for children to play and for entertaining. Timber shed. Outside tap and power points.

Additional Information

Tenure

The property is freehold (CYM252072).

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2071.63 for the year 2025/26.

Approximate Gross Internal Area

1100 sq ft / 102.2 sq m.

Utilities

The property is connected to mains electricity, gas, 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		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan











