

7 Harlech Close

Dinas Powys, Vale of Glamorgan, CF64 4NY



A modern and much improved three bedroom end-terrace house, located in a quiet cul-de-sac in Dinas Powys close to schools, shops and within easy reach of both train stations and the village centre. The accommodation comprises the porch, entrance hall, living room and kitchen / diner on the ground floor along with three bedrooms and a bathroom above. There is a front courtyard and an enclosed rear garden with patio and lawn along with gated access to the front and rear parking area and garage block. Ideal for first time buyers and downsizers alike. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£330,000

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Accommodation

Ground Floor

Porch 6' 9" x 3' 5" (2.05m x 1.04m)

LVT flooring. uPVC double glazed front door, windows and inner door to the hall. Electric light.

Hall

LVT flooring. Doors to the living room and kitchen. Central heating radiator. Stairs to the first floor with under stair cupboard. Power points.

Living Room 12' 1" into recess x 14' 0" (3.69m into recess x 4.27m)

An attractive living room with large uPVC double glazed window to the front. Fitted carpet. Low level cupboards and shelving to both recesses. Power points and TV point. Fireplace with electric fire. Fitted vertical blinds to the window. Central heating radiator.

Kitchen / Diner 18' 2" max x 15' 11" max (5.53m max x 4.86m max)

LVT flooring continued from the hall. Fitted kitchen comprising wall units and base units with laminate work surfaces and integrated appliances including an electric oven, grill, five burner gas hob, extractor hood and fridge freezer. Space and plumbing for a washing machine, dishwasher and dryer. Single bowl stainless steel sink with drainer. Ample space for a dining table and chairs. Recessed lights. uPVC double glazed windows and doors to the rear into the garden. Central heating radiator.

First Floor

Landing

Fitted carpet to the stairs and landing. Doors to all three bedrooms and the bathroom. Built-in airing cupboard with fitted shelving. Power points. Hatch to the loft space and a vent for the PIV (Positive Input Ventilation) system.

Bedroom 1 10' 6" x 11' 3" (3.19m x 3.44m)

Double bedroom with uPVC double glazed window to the front, with vertical blinds. Fitted carpet. Built-in wardrobe. Power points. Central heating radiator. TV point.

Bedroom 2 12' 2" x 8' 10" (3.7m x 2.7m)

The second double bedroom, this time with uPVC double glazed window to the rear, overlooking the garden. Fitted carpet. Built-in wardrobe. Roller blind to the window. Power points. Central heating radiator.

Bedroom 3 7' 7" x 8' 3" (2.32m x 2.52m)

Single bedroom with uPVC double glazed window to the front of the house. Ideal as a home office and with fitted carpet, power points, central heating radiator and fitted vertical blinds to the window.

Bathroom 6' 10" x 5' 8" (2.09m x 1.72m)

Vinyl flooring. Suite comprising a panelled bath with mixer shower and glass screen, a WC and a pedestal sink. Tiled walls. uPVC double glazed window to the rear. Recessed lights. Extractor fan. Heated towel rail.

Outside

Front

An enclosed courtyard style garden laid to block paving. Side access to the rear garden.

Rear Garden

An enclosed rear garden with areas of patio and lawn and with planting beds and a greenhouse to one side. Gated access to the rear parking area. Gated side access to the front. Outside light and tap.

Garage

A single garage located in a nearby block to the rear of the property.

Additional Information

Tenure

The property is freehold (WA733450).

Council Tax Band

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

Approximate Gross Internal Area

893 sq ft / 83.0 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		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan











