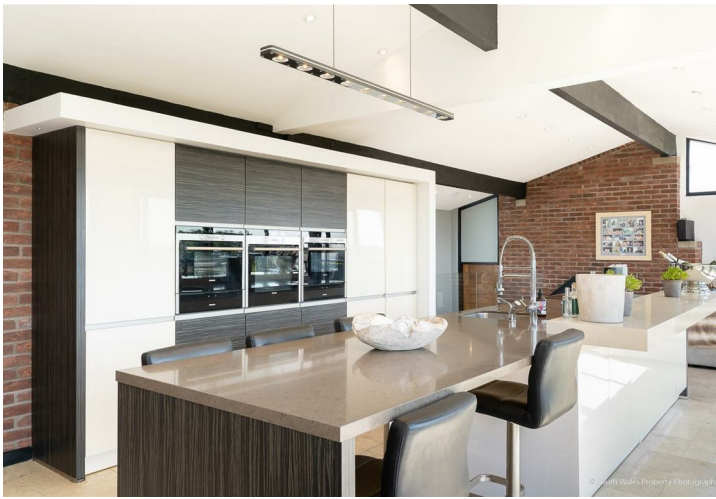




The Old Orchard, 7 Merevale  
Dinas Powys, Vale of Glamorgan, CF64 4HS

Watts  
& Morgan







# The Old Orchard, 7 Merevale

Dinas Powys, Vale of Glamorgan, CF64 4HS

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**£1,850,000 Freehold**

6 Bedrooms | 5 Reception Rooms | Detached Annex

Watts & Morgan are delighted to market this spectacular, architecturally designed four bedroom detached family home with a detached two bedroom annex. Occupying an enviable position at the end of a quiet cul-de-sac set in the heart of Dinas Powys. Accommodation briefly comprises: entrance hall, open-plan living/dining room, sitting room, kitchen/breakfast room, home office, cloakroom, WC, utility room. Lower ground floor landing, a spectacular master bedroom with en-suite and dressing room, three further spacious double bedrooms, Jack and Jill en-suite and a family bathroom. The self-contained annex offers a spectacular open-plan kitchen/living/dining room, utility room, cloakroom, two bedrooms and a family bathroom. Externally the property benefits from a gated entrance, off road parking, beautifully landscaped gardens set within approx. 0.5 of an acre and a detached double garage with planning permission for a single-storey extension (Ref - 2021/01426/FUL). E.R: 'C'.

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## Directions

Cardiff City Centre – 4.9 miles

M4 Motorway – 7.2 miles

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## Summary of Accommodation

### GROUND FLOOR

Entered via a solid hardwood door with glazed side panels into a spectacular hallway benefitting from porcelain tiled flooring, a 'Velux' roof light, recessed ceiling spotlights, a wall-mounted alarm panel and a Walnut staircase leading down to the lower ground floor where the bedroom accommodation is found.

The cloakroom enjoys continuation of porcelain tiled flooring with under-floor heating, a bespoke fitted storage unit, a state of the art property voice, data and audio system and a uPVC double-glazed window to the rear elevation.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising: a 'Duravit' wash hand basin set within a base unit with granite work surface and a 'Porcelanosa' WC. The cloakroom further benefits from a tiled feature wall, a fitted wall mirror storage unit and an obscured uPVC double-glazed window to the rear elevation.

The sitting room enjoys Amtico wood-effect flooring, a central feature fireplace with a wood burner, recessed ceiling spotlights and aluminium bi-fold and sliding doors providing access onto a private composite balcony enjoying spectacular elevated views over Dinas Powys and beyond.

The spectacular kitchen has been fitted with a range of base and wall units with quartz work surfaces. Integral appliances to remain include: a 'Siemens' fridge/freezer, a dishwasher, a double oven, a warming drawer and a microwave. The kitchen further benefits from a central feature island unit with breakfast bar, an inset sink with a 'Quooker' hot tap and a 'Siemens' 4-ring induction hob with an extractor fan over. The kitchen/breakfast room further benefits from Mandarin stone flooring, recessed ceiling spotlights, a video/audio gate intercom system, uPVC double-glazed aluminium windows and sliding doors providing access onto the private wrap around balcony.

The living/dining room enjoys wood-effect flooring, recessed ceiling spotlights, a bespoke fitted storage unit and two large sky lights with three uPVC double-glazed windows to the rear elevation.

The home office is a versatile space which enjoys continuation of wood-effect flooring, a 'Velux' roof light, recessed ceiling spotlights and a uPVC double-glazed window to the rear elevation.

The utility room has been fitted with a range of base units with laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from vinyl flooring, recessed ceiling spotlights, a floor-mounted 'Worcester' gas boiler, a pulley operated drying rack, a recessed storage cupboard providing additional storage, a uPVC double-glazed window to the side elevation and a composite door providing access to the rear garden.

The cloakroom has been fitted with a 1-piece white suite comprising; a WC. The cloakroom further benefits from tiled flooring, partially tiled walls and an obscured uPVC double-glazed window to the side elevation.





## LOWER GROUND FLOOR

The landing enjoys continuation of porcelain tiled flooring with under floor heating, a wall-mounted audio/visual gate intercom system, recessed ceiling spotlights, inset surround sound speakers and aluminium bi-folding doors provide access to the garden. A staircase leads down to a underground walkway leading to the two bedroom annex. This walkway benefits from under-floor heating and recessed ceiling spotlights.

The spectacular master bedroom is a generously sized double bedroom which enjoys continuation of porcelain tiled flooring with under-floor heating, recessed ceiling spotlights, inset surround sound speakers, bespoke fitted wardrobes, aluminium bi-folding doors providing access onto a private patio area and an obscured uPVC double-glazed window to the side elevation with electric roller shutter blinds.

The dressing room enjoys a range of bespoke fitted wardrobes, aluminum double-glazed window to the front elevation and recessed ceiling spotlights.

The en-suite has been fitted with a 3-piece white suite comprising: a large walk-in shower with a rainfall shower over with a handheld attachment, a wash hand basin set within a vanity unit and a WC. The en-suite further benefits from continuation of tiled flooring with under-floor heating, tiled walls, recessed ceiling spotlights and bespoke mirrored wall-mounted cupboards.

Bedroom two is another generously sized double bedroom which enjoys carpeted flooring, recessed ceiling spotlights, bespoke fitted wardrobes and a uPVC double-glazed window to the front elevation.

The Jack and Jill en-suite has been fitted with a 3-piece white suite comprising: a large glass shower cubicle with a thermostatic shower over, a floating 'Laufen' wash hand basin and a 'Laufen' WC. The en-suite further benefits from porcelain tiled flooring with under-floor heating, tiled walls, recessed ceiling spotlights and bespoke fitted mirror cabinets.

Bedroom three enjoys carpeted flooring, bespoke fitted wardrobes, recessed ceiling spotlights and a uPVC double-glazed window to the front elevation. This bedroom also shares the Jack and Jill en-suite.

Bedroom four is a spacious double bedroom which benefits from carpeted flooring, bespoke fitted wardrobes, recessed ceiling spotlights and a uPVC double-glazed window to the front elevation.

The family bathroom has been fitted with a 4-piece suite comprising: a 'Duravit' tiled panelled bath, a glass shower cubicle with a thermostatic rainfall shower over and a handheld attachment, a large wash hand basin set within a floating vanity unit and a WC. The bathroom further benefits from tiled flooring with under-floor heating, tiled walls, recessed ceiling spotlights, inset surround sound speakers, a 'Videotree' inset wall-mounted TV inset into the tiles and bespoke wall-mounted mirror cabinets.







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## ANNEX

Bespoke aluminium French doors provide access into the spacious open-plan kitchen/living/dining room which is the focal point of the annex. The open-plan kitchen/living/dining room enjoys Amtico wood-effect flooring, recessed ceiling spotlights, a wall-mounted audio/visual gate intercom system and a central feature dual aspect gas fireplace.

The kitchen has been fitted with a range of base and wall units with granite work surfaces. Integral appliances to remain include: an 'Indesit' fridge/freezer, an 'Indesit' microwave, an 'Indesit' oven, a dishwasher and a 'Candy' 4-ring induction hob. The kitchen further benefits from a glass splash-back and a central feature island with a breakfast bar.

The living room enjoys continuation of Amtico flooring and aluminum bi-folding doors providing access onto a private patio area. A door provides access to the internal walkway to the main house.

The utility room has been fitted with a range of base and wall units with laminate work surfaces. The utility room further benefits from continuation of Amtico wood-effect flooring, recessed ceiling spotlights, a stainless steel sink and a cupboard houses a wall mounted 'Worcester' combi boiler. Space and plumbing has been provided for freestanding white goods.

The cloakroom has been fitted with a 2-piece white suite comprising: a floating wash hand basin and a WC. The cloakroom further benefits from continuation of Amtico flooring, recessed ceiling spotlights and a wall-mounted chrome towel radiator.

The hallway leading to the bedroom accommodation further benefits from continuation of Amtico wood-effect flooring, recessed ceiling spotlights and a large cupboard provides ample space for linen storage.

Bedroom one is a spacious double bedroom which benefits from continuation of Amtico wood-effect flooring, bespoke fitted wardrobes, recessed ceiling spotlights, electric-fitted blinds and aluminium bi-folding doors providing access onto the private patio.

Bedroom two is another generously sized double bedroom which enjoys continuation of Amtico wood-effect flooring, recessed ceiling spotlights, bespoke fitted wardrobes, electric-fitted blind and aluminium bi-folding doors providing access onto the private patio.

The spectacular family bathroom has been fitted with a 4-piece white suite comprising: a large walk-in shower cubicle with a thermostatic rainfall over shower and a handheld shower attachment, a wash hand basin set within a vanity unit, a bidet and a WC. The family bathroom further benefits from tiled flooring with under-floor heating, recessed ceiling spotlights, tiled walls and a wall-mounted chrome towel radiator.

## GARAGE

The property benefits from a detached double garage with an electric roller shutter door. The garage has full planning permission for a first floor extension with a balcony and access to a private garden with a pedestrian gate providing access to Kings Ride (street behind). Planning Ref: 2021/01426/FUL.



## GARDENS AND GROUNDS

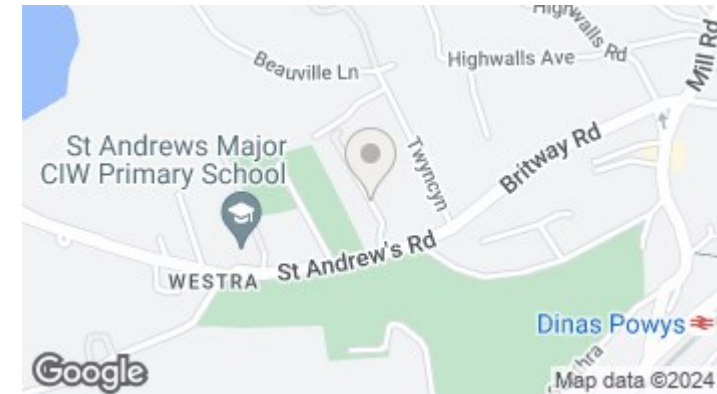
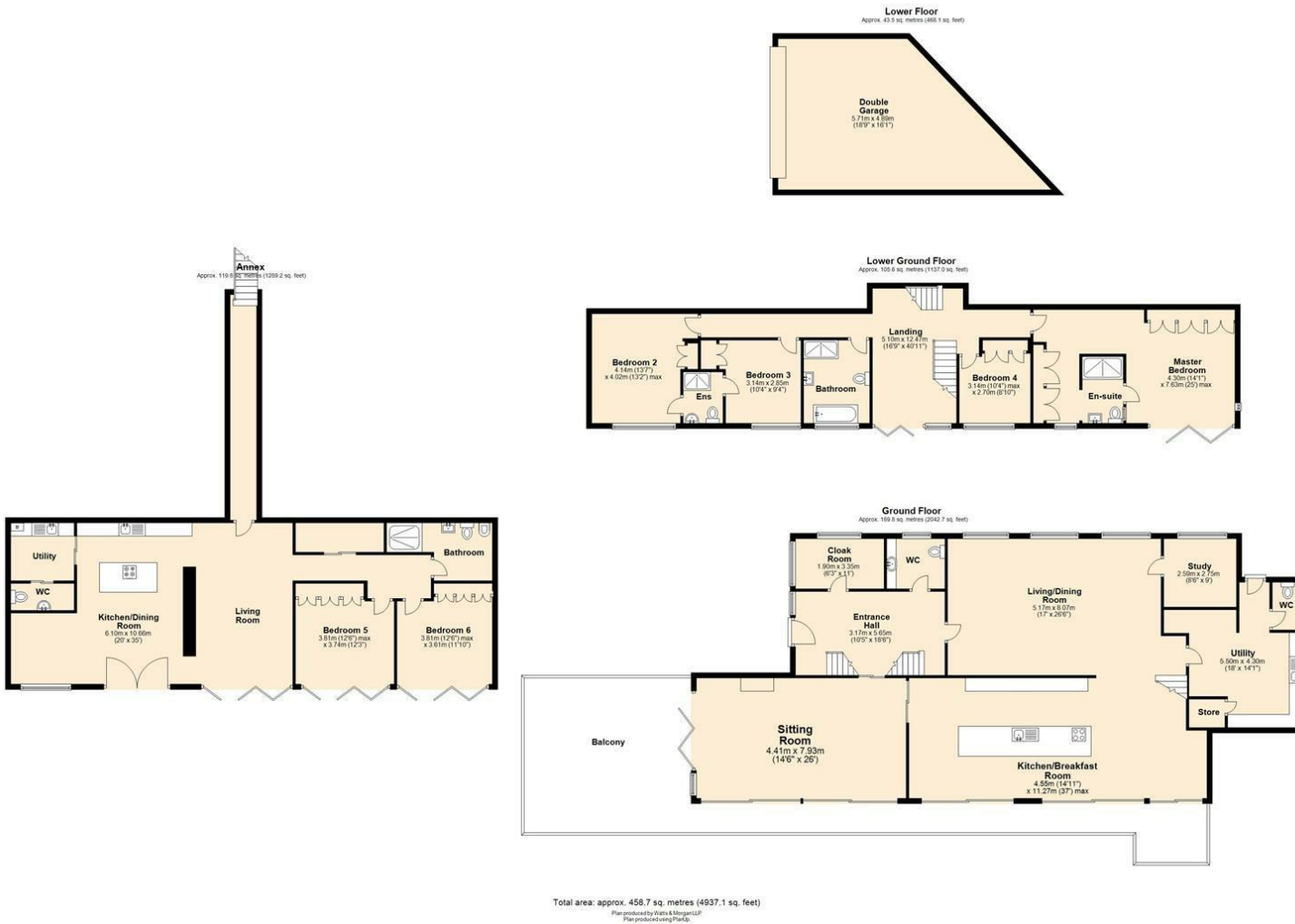
7 Merevale is situated at the end of a quiet cul-de-sac and is entered via electric gates onto a block paved driveway providing ample parking for several vehicles beyond which is a detached double garage.

The property set within a plot of approximately 0.5 acres enjoys beautifully landscaped gardens & grounds which are predominantly laid to lawn and enjoys a variety of mature shrubs and borders. A large patio area with a pergola, hot tub (available via separate negotiation) and a BBQ area provides ample space for outdoor entertaining and dining. The property further benefits from a bespoke wooden storage shed providing additional storage (available via separate negotiation).

## SERVICES AND TENURE

All mains services connected. Freehold

The property benefits from a CCTV system (available via separate negotiation), Cat 6 data cabling, an advanced Ubiquiti Wi-Fi system providing complete coverage and a custom designed external lighting system creating spectacular results. Council Tax Band - 'I'.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.





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