



Date	Drawn	Check	Description	Rev.
26/01/18	AL	AL	Working elevation	A
26/01/18	AL	AL	Colour added to elevation	B
26/01/18	AL	AL	Width of garage brackets	C
26/01/18	AL	AL	Change bedroom roof to normal and create eavesband	D



- 1 Painted tough cast cement render
- 2 Grey double glazed windows
- 3 Synthetic slate roof finish
- 4 Black plastic rainwater goods
- 5 Stone

House Development	18_018	Rev.
Sunbeams, Twyncyn	ALJ0031	D
Dinas Powys		
Proposed Elevation for Plot 1 - Sheet 2		
Scale	1:100 @ A3	

Prime Development Plot, Twyncyn  
Dinas Powys, CF64 4AS

Watts  
& Morgan

Date	Drawn	Check	Description
06/07/16	AL	AL	Working amended
30/03/16	AL	AL	Structure checked
30/04/16	AL	AL	Structure amended
24/07/16	AL	AL	Width of garage increased
30/06/16	AL	AL	Large gable dormer window and dormer amended



Front elevation



Side elevation

#### LEGEND

- 1 Painted rough cast cement render
- 2 Grey double glazed windows
- 3 Synthetic slate roof finish
- 4 Black plastic rainwater goods
- 5 Garage door to match windows
- 6 Stone

House Development Sunbeams, Twyncyn Dinas Powys	AL(00)30	18_018	Rev. E
Proposed Elevations for Plot 1 - Sheet 1			
1:200	30/06/16	1:100 @ A3	
		Town planners Environmental & Urban design	
<small>Unit 15, Gwynedd Business Park, Pwllheli, Gwynedd, LL55 2LW</small>		<small>www.cjarchitects.co.uk Tel: 01248 362222</small>	



# Prime Development Plot, Twyncyn

Dinas Powys CF64 4AS

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**£950,000 Freehold**

0 Bedrooms | 0 Bathrooms | 0 Reception Rooms

Watts & Morgan are excited to market a rare opportunity to purchase a prime development site in one of Dinas Powys' most desired streets. With detailed planning consent for two detached, 3,500 sq ft dwelling with potential scope to add a third dwelling (subject to appropriate planning permissions). Site totalling approx. 0.55 acres. Conveniently located to local amenities, Cardiff City Centre and the M4 motorway. (Planning Reference: 2019/00597/FUL).

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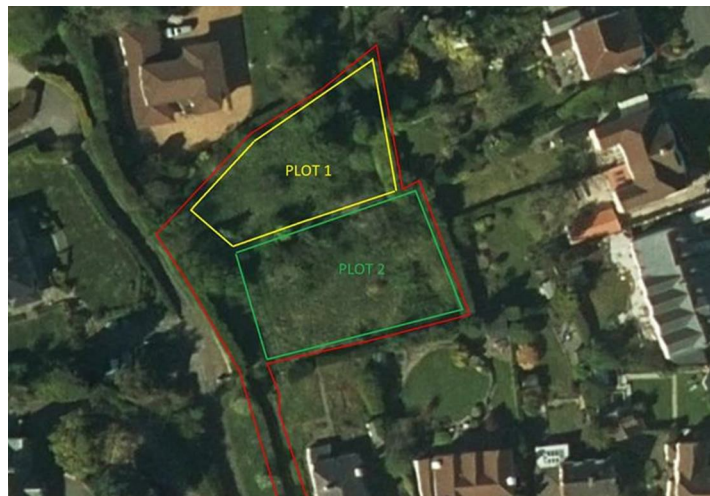
## Directions

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**Your local office: Penarth**

T 02920 712266 (1)

E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)





## Summary of Accommodation

### PROPERTY DESCRIPTION

A prime development site with detailed planning consent for two detached, prestigious, 3,500 sq ft dwellings with potential scope to add a third dwelling (subject to appropriate planning permissions).

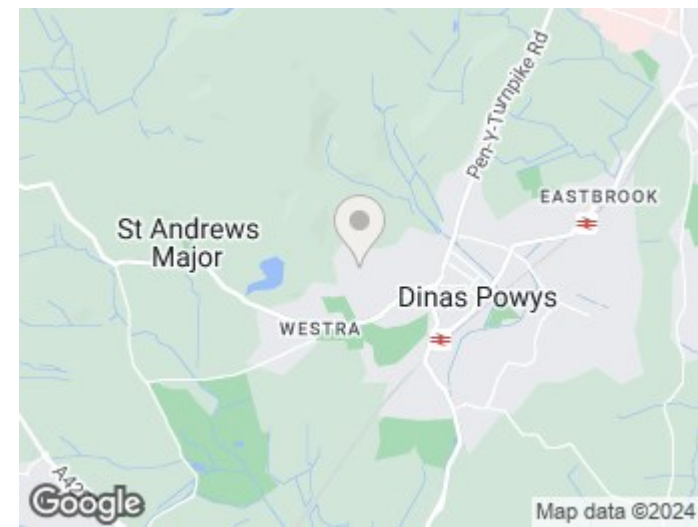
Planning - Full details can be found at the Vale of Glamorgan County Borough Council's planning portal: reference 2019/00597/FUL

The seller will impose a restrictive covenant for a maximum of three detached dwellings.

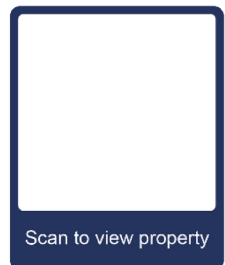
The highly desirable village of Dinas Powys offers a range of local amenities, a number of leisure facilities and excellent transport links to Cardiff and the Vale of Glamorgan.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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