



7 Highwalls Avenue  
Dinas Powys, CF64 4AP

Watts  
& Morgan



# 7 Highwalls Avenue

Dinas Powys CF64 4AP

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**£450,000 Freehold**

3 Bedrooms | 1 Bathroom | 3 Reception Rooms

A three bedroom semi-detached family home in need of modernising set within a magnificent plot. Situated in a highly desirable area of Dinas Powys. Conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; porch, entrance hallway, living room, sitting room, kitchen/dining room and shower room. First floor landing and three double bedrooms, one of which with a WC. Externally the property benefits from a small courtyard front garden and a large South facing rear garden. The property further benefits from an attached single garage. Being sold with no ongoing chain. EPC rating 'TBC'.

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## Directions

Dinas Powys Village – 0.1 miles

Cardiff City Centre – 4.6 miles

M4 Motorway – 9.4 miles

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## Summary of Accommodation

### GROUND FLOOR

Entered via a partially glazed wooden door into a porch benefitting from tile effect vinyl flooring and decorative mouldings. A second obscure glazed wooden door lead into a hallway enjoying carpeted flooring, a decorative arch, decorative mouldings and a carpeted staircase leading to the first floor.

The living room benefits from carpeted flooring and a uPVC double glazed window to the front elevation.

The sitting room enjoys carpeted flooring, a recessed storage cupboard, an under-stair storage cupboard and a uPVC double glazed window to the side elevation.

The dining area enjoys carpeted flooring, a double glazed wooden window to the side elevation, a wooden door providing access to side elevation and set of uPVC double glazed sliding doors providing access to the rear garden.

The kitchen has been fitted with a range of wall and base units with laminate work surfaces. Integral appliances to remain include; a 'Bosch' electric oven and a 'Bosch' 4-ring gas hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from carpeted flooring, matching upstands/splashback and a stainless steel sink.

The bathroom has been fitted with a 3-piece white suite comprising; a shower cubicle with an electric shower over, a wash hand basin set within a vanity unit and a WC. The bathroom further benefits from carpeted flooring, partially tiles walls, an extractor fan, a foot basin, a wall-mounted chrome towel radiator and two obscure glazed wooden windows to the side and rear elevations.



### FIRST FLOOR

The first floor landing benefits from carpeted flooring and a loft hatch providing access to the loft space.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a range of fitted wardrobes with sliding doors housing the hot water cylinder and two single glazed wooden windows to the front elevation.

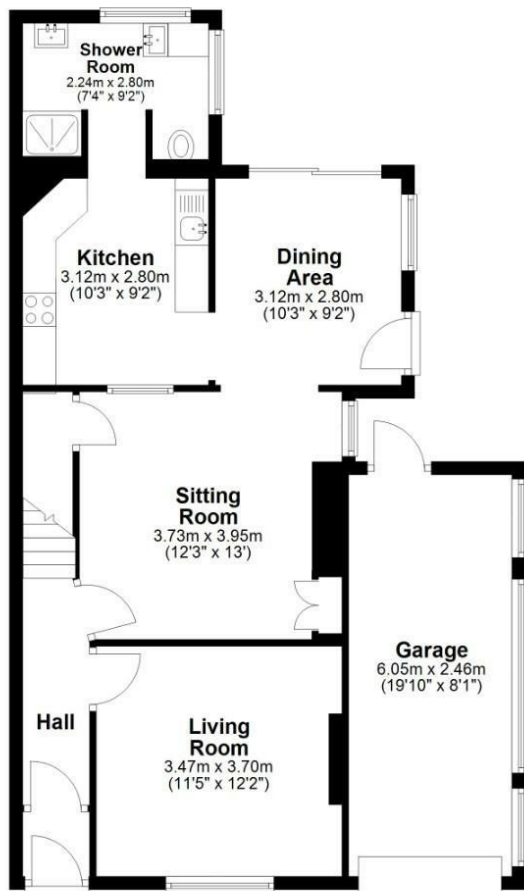
The cloakroom benefits from continuation of carpeted flooring, an extractor fan, a floating wash hand basin and a WC.

Bedroom two is another double bedroom enjoying carpeted flooring, a recessed fitted wardrobe and a uPVC double glazed window to the rear elevation.

Bedroom three enjoys carpeted flooring, a fitted wardrobe and a uPVC double glazed window to the rear elevation.

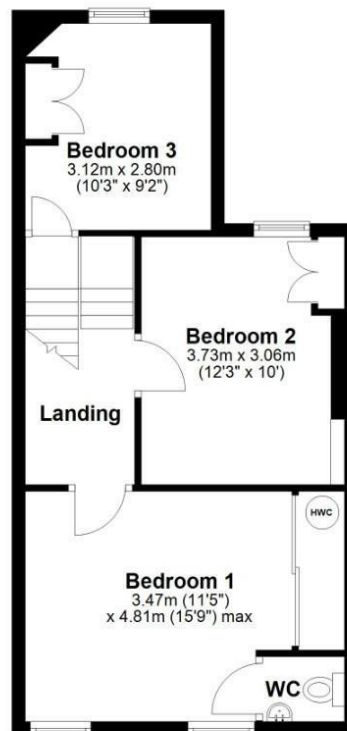
### Ground Floor

Approx. 75.4 sq. metres (811.6 sq. feet)



### First Floor

Approx. 44.1 sq. metres (474.9 sq. feet)



Total area: approx. 119.5 sq. metres (1286.5 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

### GARDENS & GROUNDS

7 Highwalls Avenue is approached off the road onto a small courtyard style front garden with a tiled path and a variety of shrubs and borders. The extensive, South facing rear garden enjoys a variety of mature shrubs, borders and trees. The property further benefits from an attached single garage housing the wall mounted boiler and a roller door.

### ADDITIONAL INFORMATION

Freehold. All mains services connected.  
Council tax band 'F'.

The property also benefits from solar panels.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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