



3 Church Cottages  
Dinas Powys, CF64 4HQ

Watts  
& Morgan



## 3 Church Cottages

Michaelston-Le-Pit, Dinas Powys CF64 4HQ

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**£535,000 Freehold**

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A charming Grade II Listed, four bedroom cottage located in the delightful hamlet of Michaelston-Le-Pit. Conveniently located to Cardiff City Centre and the M4 Motorway. The property is surrounded by ancient woodlands protected by The Woodland Trust and a close to the popular Salmon Leaps walk route. Accommodation briefly comprises: entrance hall, sitting room, kitchen/breakfast room, utility room, conservatory and a versatile ground floor double bedroom with an ensuite. First floor landing, three double bedrooms one with ensuite. Externally the property benefits from beautifully landscaped front and rear gardens.

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### Directions

Cardiff City Centre – 4.7 miles

M4 Motorway – 8.8 miles

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## Summary of Accommodation

### Ground Floor

Entered via a wooden obscure glazed stable door into a welcoming hallway benefiting from LVT flooring, two wooden single glazed windows to the front and side elevations and exposed wooden beams to the ceiling.

The utility room enjoys continuation of LVT flooring and benefits from an obscured wooden single glazed window to the front elevation, space and plumbing has been provided for a freestanding washing machine and houses the oil central heating boiler.

The kitchen has been fitted with a range of base and wall units with wooden work surfaces. Integral appliances to remain include: a Rangemaster 5-ring gas hob with extractor hood over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from an island/breakfast bar, a wood burning stove, exposed wooden ceiling beams, recessed ceiling spotlights, continuation of LVT flooring, partially tiled splashback and a bowl and a half sink, two wooden single glazed windows to the side elevation and double doors providing access into the conservatory.

The versatile conservatory (currently being used as the dining room) benefits from tiled flooring and uPVC double glazed windows to all elevations with a polycarbonate roof. The conservatory further benefits from two doors providing access to the private courtyard and the rear garden.

The spacious living room benefits from oak hardwood flooring, a central feature wood burner, a carpeted staircase leading to the first floor landing with an understairs storage cupboard, a wooden single glazed window to the rear elevation and a wooden glazed door providing access to the rear courtyard.

Bedroom four located on the ground floor is a versatile room which is a currently being used as a spacious double bedroom which enjoys continuation of hardwood oak flooring, recessed ceiling spotlights, a wooden single glazed window to the front elevation and a wooden obscure glazed stable door providing access to the front garden. The ensuite has been fitted with a 3-piece suite comprising: a large walk-in shower cubicle, a pedestal wash-hand basin and a WC. The ensuite further benefits from tiled flooring, tiled walls, recessed ceiling spotlights, extractor fan, a wall mounted chrome towel radiator and a wooden single glazed window to the front elevation.

### First Floor

The first floor landing enjoys carpeted flooring, recessed ceiling spotlights, exposed wooden ceiling beams and a loft hatch providing access to the loft space.

Bedroom one is a generously sized double bedroom which enjoys carpeted flooring and a wooden single glazed window to the front elevation. The ensuite has been fitted with a 3-piece suite comprising a panelled bath with a hand-held thermostatic shower over, a pedestal wash-hand basin and a WC. The ensuite further benefits from laminate flooring, partially tiled walls, recessed ceiling spotlights, single glazed window to the front elevation.

Bedroom two is a spacious double bedroom which enjoys carpeted flooring, fitted wardrobes, recessed ceiling spotlights and a wooden single glazed window to the front elevation.

Bedroom three is another spacious double bedroom which enjoys carpeted flooring, recessed ceiling spotlights and wooden single glazed windows to the rear elevation.

## Garden & Grounds

3 Church Cottages is approached off the road and onto a low maintenance front garden which enjoys a block paved path and a variety of planting and borders. The private, low maintenance rear courtyard enjoys a large patio area providing ample space for outdoor entertaining and dining. The beautifully landscaped rear garden is predominantly laid to lawn and enjoys a variety of mature shrubs, borders and apple/pear trees. A composite decking area provides ample space for outdoor entertaining and dining. The rear garden also houses the oil tank and garden store shed.

## Additional Information

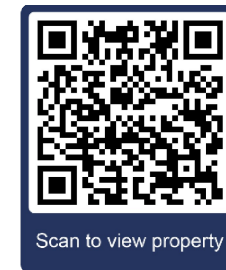
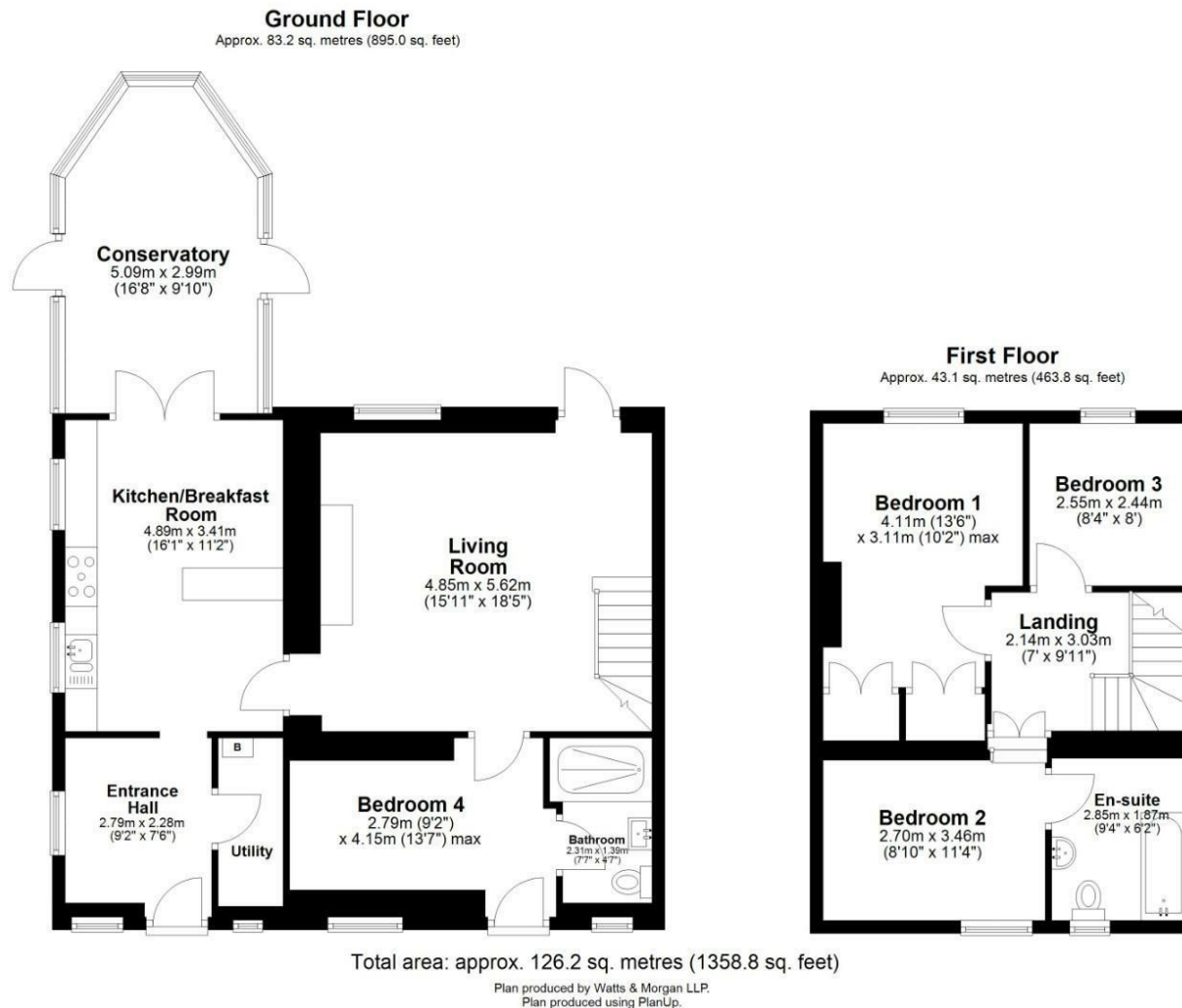
Freehold.

The property is located in a Conservation Area and Grade II Listed.

Oil central heating, septic tank drainage, mains water and electric.

The property is surrounded by ancient woodlands protected by The Woodland Trust and is close to The Salmon Leaps walk route.

Council tax band 'G'.





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