



74 Heol Hartrey
Dinas Powys, CF64 4RL

Watts
& Morgan



Cartref

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£349,950 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A beautifully presented, spacious three bedroom semi-detached family home. Conveniently located to local amenities, Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, spacious living room, kitchen/dining room and ground floor cloakroom. First floor landing, primary double bedroom with en-suite, second double bedroom, third single bedroom and a family bathroom. Externally the property benefits from a driveway providing off-road parking for several vehicles, beautifully landscaped front and South facing rear garden. EPC rating; 'B'.

Directions

Penarth Town Centre – 3.0 miles

Cardiff City Centre – 4.8 miles

M4 Motorway – 10.1 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





Summary of Accommodation

Ground Floor

Entered via a partially glazed composite door into a hallway enjoying wood effect vinyl flooring and a carpeted staircase leading to the first floor.

The spacious living room enjoys continuation of wood effect vinyl flooring, a uPVC double-glazed window to the side elevation and a large uPVC double-glazed window to the front elevation.

The open-plan kitchen/dining room benefits from wood effect vinyl flooring, feature pendant lighting, an under-stair storage cupboard and a set of uPVC double-glazed French doors providing access to the rear garden. The kitchen has been fitted with a range of wall and base units with roll-top laminate work surfaces. Integral 'Zanussi' appliances to remain include; a fridge/freezer, an electric oven, a 4-ring gas hob with an extractor fan over, a dishwasher and a washer/dryer. The kitchen further benefits from matching upstands, a feature glass splash-back, a stainless steel sink with a mixer tap over, a cupboard housing the wall mounted 'Ideal' combi boiler 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 corner pedestal wash hand basin and a WC. The cloakroom further benefits from continuation of wood effect vinyl flooring and partially tiled splash-back.

First Floor

The first floor landing enjoys carpeted flooring, a recessed storage cupboard and a loft hatch with a built-in loft ladder providing access to the loft space.

Bedroom one is a spacious double bedroom enjoying carpeted flooring and a uPVC double-glazed window to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with an electric shower over, a pedestal wash hand basin and a WC. The en-suite further benefits from tile effect vinyl flooring, two extractor fans, a wall-mounted chrome towel radiator and an obscure uPVC double-glazed window to the side elevation.

Bedroom two is another spacious double bedroom benefiting from carpeted flooring and a uPVC double-glazed window to the rear elevation.

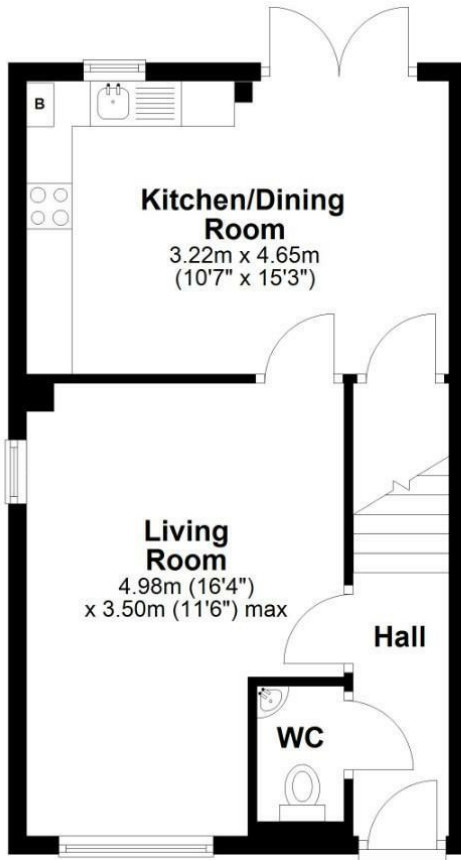
Bedroom three is a spacious single bedroom and enjoys carpeted flooring and a uPVC double-glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a hand-held shower attachment, a pedestal wash hand basin and a WC. The bathroom further benefits from tile effect vinyl flooring, partially tiled splash-back, an extractor fan, a wall-mounted chrome towel radiator and an obscure uPVC double-glazed window to the rear elevation.



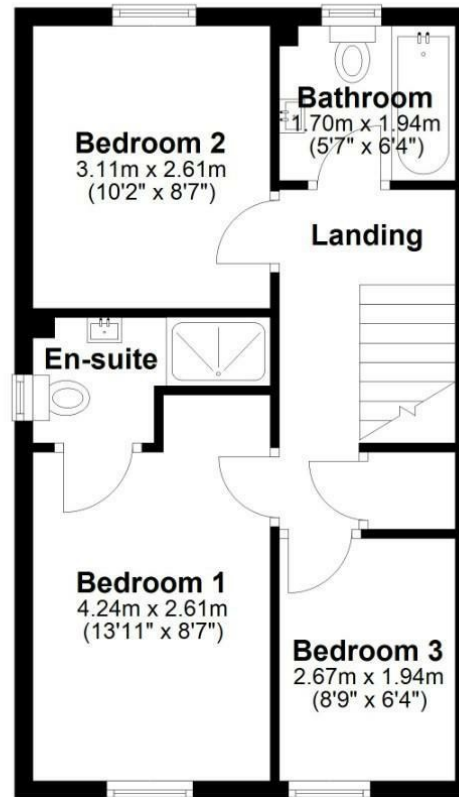
Ground Floor

Approx. 38.6 sq. metres (415.4 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.4 sq. feet)



Total area: approx. 77.2 sq. metres (830.9 sq. feet)

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

Gardens & Grounds

74 Heol Hartrey is approached off the road onto a tarmac driveway providing off-road parking for several vehicles. The front garden is predominantly laid to lawn with a variety of mature shrubs and borders. The enclosed South facing rear garden is predominantly laid to lawn with a variety of borders and two patio areas provide ample area for entertaining and dining.

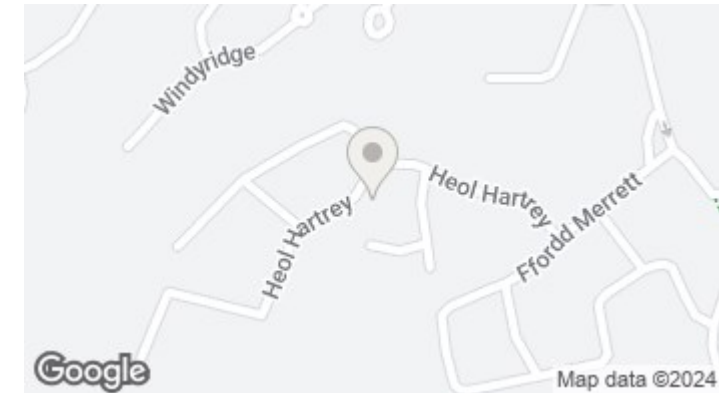
Additional Information

Freehold.

All mains services connected.

Council tax band E''.

The property further from an electric car charger point.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(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.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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