



11 Ffordd Merrett  
Dinas Powys, CF64 4RH

Watts  
& Morgan



# 11 Ffordd Merrett

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**£649,950 Freehold**

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

An immaculately presented, spacious and versatile four bedroom detached family home situated in a popular area of Dinas Powys. Conveniently located to local amenities, public transport links, Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Renovated and finished to the highest spec, the accommodation briefly comprises; entrance hall, sitting room, open plan kitchen/dining/living room, utility room, study and downstairs cloakroom. First floor landing, spacious primary bedroom with en-suite, three further double bedrooms and a family bathroom. Externally the property benefits from a beautifully landscaped South-West facing rear garden and a large driveway providing off-road parking, beyond which is a detached double garage. EPC rating 'B'.

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## Directions

Penarth Town Centre – 2.9 miles

Cardiff City Centre – 4.7 miles

M4 Motorway – 10.0 miles

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Your local office: Penarth

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## Ground Floor

Entered via a composite door into a large welcoming hallway enjoying wood effect luxury vinyl tile (LVT) flooring, a wall mounted alarm panel, a wooden staircase with a carpet runner and feature glass balustrades leading to the first floor, an under-stair storage cupboard and a uPVC double glazed window with bespoke fitted 'Abode' shutters to the front elevation.

The spacious living room benefits from carpeted flooring, a bespoke fitted media wall with feature lighting and an electric fireplace and two uPVC double glazed windows with bespoke fitted shutters to the front elevation.

The open plan kitchen/dining/living room is the focal point of the home and enjoys wood effect LVT flooring, a central feature log burner, a feature tiled wall, a uPVC double glazed window with bespoke fitted shutters to the rear elevation and a uPVC double glazed bi-folding door with built-in blinds providing access to the rear garden. The kitchen showcases a range of wall, base and tower units with granite work surfaces. Integral appliances to remain include; an 'AEG' electric oven/grill, a 'Neff' combination microwave, a 'Neff' coffee machine, a 'Lamona' 5-ring gas hob with a feature extractor fan over, an 'AEG' dishwasher and an 'AEG' fridge/freezer. The kitchen further benefits from continuation of LVT flooring, matching granite upstands, a feature tiled splashback, under-counter lighting, a ceramic under-mounted sink with a mixer tap over, 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 continuation of LVT flooring, a cupboard housing the wall mounted 'Ideal' boiler, matching upstands, a stainless steel sink with a mixer tap over and a partially glazed composite door providing access to the side elevation.

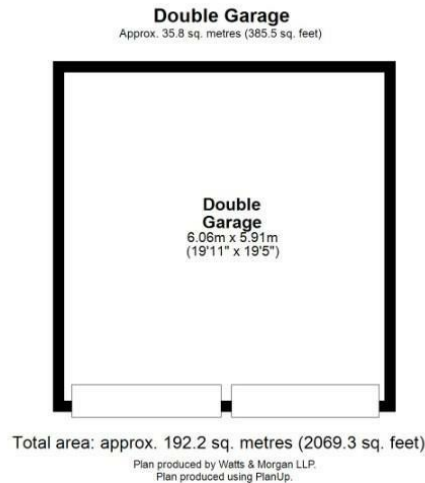
The study enjoys carpeted flooring and a uPVC double glazed window with bespoke fitted shutters to the front elevation. The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a corner pedestal wash hand basin and a WC. The cloakroom further benefits from continuation of LVT flooring, partially tiled walls and an extractor fan.



## First Floor

The first floor landing benefits from carpeted flooring, a large recessed storage cupboard housing the 'Tribune' hot water cylinder, a central feature light point, a loft hatch providing access to the loft space and a uPVC double glazed window with bespoke fitted shutters to the front elevation.

Bedroom one is a spacious double bedroom enjoying carpeted flooring, a range of recessed wardrobes and two uPVC double glazed windows with bespoke fitted shutters to the rear elevation. The en-suite has been fitted with a 4-piece white suite comprising; a panelled bath, a large walk-in shower cubicle with a thermostatic shower over, a pedestal wash-hand basin and a WC. The en-suite further benefits from tile effect vinyl flooring, partially tiled walls, an extractor fan, recessed ceiling spotlights, a wall mounted chrome towel radiator and an obscure uPVC double glazed window to the rear elevation. Bedroom two is a spacious double bedroom enjoying carpeted flooring, a range of recessed fitted wardrobes and two uPVC double glazed windows with bespoke fitted shutters to the rear elevation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B	85	
(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	

Bedroom three is another spacious double bedroom benefitting from carpeted flooring, a range of fitted wardrobes and two uPVC double glazed windows with bespoke fitted shutters to the front elevation. Bedroom four is a further double bedroom and enjoys carpeted flooring, a range of recessed fitted wardrobes and two uPVC double glazed windows with bespoke fitted shutters to the front elevation. The family bathroom has been fitted with a 4-piece white suite comprising; a panelled bath, a walk-in shower cubicle with a thermostatic shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from wood effect LVT flooring, partially tiled walls, an extractor fan, a wall mounted chrome towel radiator and an obscure uPVC double glazed window to the rear elevation.

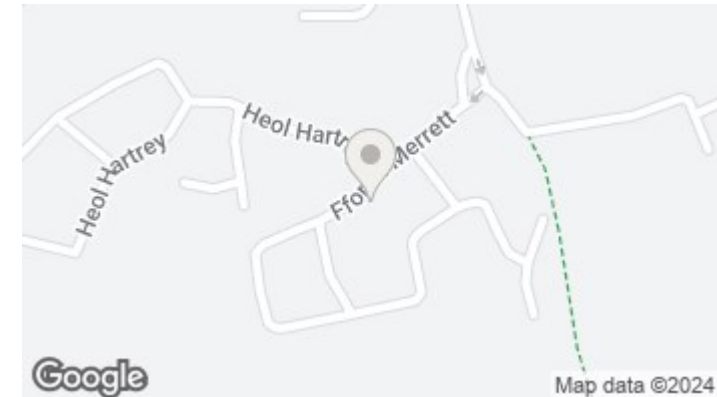
### Garden & Grounds

11 Ffordd Merrett is approached off the road via composite gates onto a large resin driveway providing off-road parking for several vehicles, beyond which is a detached double garage with two up and over doors and full electrical connections. The private and enclosed South-West facing rear garden is predominantly laid with artificial lawn, a composite decked area provides ample space for outdoor entertaining and dining. The rear garden further benefits from a garden pod with a retractable roof, feature lighting, outdoor electrical points and a custom built log store.

### Additional Information

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

The property further benefits from solar panels and a full CCTV system.





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