



Trefnant Pen-Y-Turnpike Road  
Dinas Powys, Vale Of Glamorgan, CF64 4HH

Watts  
& Morgan







# Trefnant Pen-Y-Turnpike Road

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**£1,750,000 Freehold**

7 Bedrooms | 5 Bathrooms | 8 Reception Rooms

A well presented and characterful, seven bedroom family home situated on a magnificent plot in gardens and grounds of 1.35 acres. Conveniently located to Dinas Powys Village, Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Boasting almost 5000 sq. ft., the accommodation set over three floors briefly comprises; porch, entrance hallway/sitting room, living room, garden room, study, dining room, kitchen/breakfast room, boot room and two ground floor cloakrooms. First floor landing, spacious primary bedroom with en-suite and dressing room, four double bedrooms and a family bathroom. Second floor landing, two further double bedrooms both with en-suites. Accessed via a central courtyard and covered walkway is a bar and lounge with shower room and versatile first floor reception room. Externally the property benefits from a large gravel driveway providing off-road parking for several vehicles, beyond which is an attached double garage with another versatile floor space. Beautifully landscaped wrap-around gardens and grounds and a plunge pool. EPC rating; 'TBC'.

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## Directions

Dinas Powys Village – 0.3 miles

Cardiff City Centre – 4.2 miles

M4 Motorway – 8.9 miles

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## Ground Floor

Entered via wooden doors into a porch benefitting from concrete flooring and a wall-mounted alarm panel. A second partially glazed wooden door with a glazed side panel leads into the spacious and welcoming hallway/sitting room which enjoys wood block parquet flooring, picture rails, a central feature log burner, a carpeted wooden staircase with understairs storage leading to the first floor and a double-glazed wooden window to the rear elevation.

The spacious living room benefits from carpeted flooring, a central feature log burner with a wooden surround and a tiled hearth, two double-glazed wooden windows to the front elevation, a bay window with six double-glazed wooden windows to the side elevation and a set of glazed French doors providing access to the garden room.

The garden room enjoys tiled flooring, a range of wall-mounted storage cabinets, a double-glazed wooden window to the side elevation and a set of single-glazed wooden French doors with single-glazed side panels providing access to the rear garden. The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a corner wash hand basin and a WC. The cloakroom further benefits from wood block parquet flooring, partially tiled splash-back and a feature double-glazed wooden round window to the front elevation.

The study is a versatile space and benefits from carpeted flooring, picture rails, a central feature fireplace, a range of wall-mounted storage cabinets and a double-glazed wooden window to the front elevation.

The dining room enjoys solid wood flooring, a central feature fireplace with a wooden surround and a slate hearth, picture rails and a bay window with custom window seat with five double-glazed wooden windows providing views over the garden. The kitchen/breakfast room enjoys stone tile flooring, recessed ceiling spotlights, two double-glazed wooden windows to the side elevation and a set of single-glazed wooden French doors with single-glazed side panels providing access to a rear patio. The kitchen showcases a range of wall and base units with granite work surfaces. Integral appliances to remain include; a gas Aga, a 'Smeg' 5-ring gas hob with a 'Hotpoint' extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from matching granite upstands, a breakfast bar overhang, two double-glazed wooden windows to the rear elevation and a double-glazed wooden door with double-glazed windows providing access to the central courtyard.

The utility room has been fitted with a range of wall and base units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from continuation of stone tile flooring, a stainless steel bowl and a half sink with a mixer tap over, a loft hatch providing access to the loft space, recessed ceiling spotlights and two double-glazed wooden windows to the rear/side elevations.

The second cloakroom has been fitted with a 2-piece white suite comprising; a floating wash hand basin and a WC. The cloakroom further benefits from continuation of stone tile flooring and a double-glazed wooden window to the side elevation.

The boot room has been fitted with a range of wall and base units with roll top laminate work surfaces and further benefits from continuation of stone tile flooring, a loft hatch providing access to loft space, recessed ceiling spotlights, three double-glazed wooden windows and a wooden door providing access to the central courtyard.





## First Floor

The spacious first floor landing enjoys carpeted flooring, picture rails, a carpeted staircase leading to the second floor and a large double-glazed wooden window to the front elevation.

Bedroom one is a spacious double bedroom and benefits from carpeted flooring, picture rails and a bay window with double-glazed wooden windows to the rear elevation providing elevated views over the gardens. The en-suite has been fitted with a 3-piece white suite comprising; a large walk-in shower cubicle with a thermostatic shower over, a floating wash hand basin and a WC. The en-suite further benefits from wood effect laminate flooring, recessed ceiling spotlights, an extractor fan, a wall-mounted chrome towel radiator, two recessed storage cupboards and a double-glazed wooden window to the rear elevation. The dressing room has been fitted with a range of recessed wardrobes and benefits from continuation of laminate wood flooring, an extractor fan and a double-glazed wooden window to the side elevation.

Bedroom two is a spacious double bedroom and benefits from carpeted flooring, a range of fitted wardrobes, picture rails, a double-glazed wooden window to the side elevation and a double-glazed wooden window to the rear elevation providing further views over the garden.

Bedroom three is a spacious double bedroom and enjoys carpeted flooring, a range of fitted wardrobes, picture rails and a double-glazed wooden window to the side elevation.

Bedroom four is another double bedroom benefitting from carpeted flooring, picture rails and a double-glazed wooden window to the rear elevation.

Bedroom five is a further double bedroom and enjoys carpeted flooring, a range of fitted wardrobes, picture rails and a double-glazed wooden window to the front elevation.

The family bathroom has been fitted with a 4-piece white suite comprising; a corner shower cubicle with a thermostatic shower over, a panelled bath, a pedestal wash hand basin and a WC. The bathroom further benefits from wood effect laminate flooring, recessed ceiling spotlights and two double-glazed wooden windows to the front elevation.

## Second Floor

The second floor landing benefits from carpeted flooring, exposed wooden beams and a hatch providing access to eaves storage.

Bedroom six is a spacious double bedroom and benefits from carpeted flooring, exposed wooden beams, eight hatches providing access to eaves storage and a double-glazed roof light. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a floating wash hand basin and a WC. The en-suite further benefits from wood effect laminate flooring, a hatch providing access to eaves storage, recessed ceiling spotlights, exposed wooden beams, an extractor fan and a double-glazed roof light. Bedroom seven, currently used as a home office, is a versatile space benefitting from carpeted flooring, exposed wooden beams, four hatches providing access to eaves storage, a door providing access to a storage room housing the hot water cylinders and a double-glazed roof light. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with an electric shower over, a floating wash hand basin and a WC. The en-suite further benefits from tiled flooring, tiled walls, exposed wooden beams, recessed ceiling spotlights and an extractor fan.







### Bar & Lounge

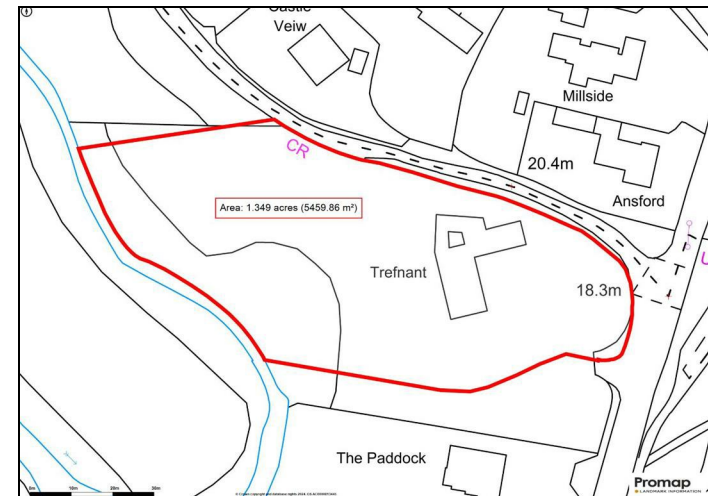
The bar/lounge is accessed from the central courtyard via a covered walkway and seating area. A wooden door provides access into the lounge which enjoys laminate wood flooring, a wall-mounted alarm panel, recessed ceiling spotlights, a wooden staircase providing access to the first floor and two double-glazed windows to the side elevation. The bar consists of a granite top, fridges, two stainless steel sinks, ice storage, glass and drinks storage and a pump. The shower room has been fitted with a 3-piece white suite comprising; a shower cubicle with an electric shower over, a floating wash hand basin and a WC. The shower room further benefits from continuation of laminate wood flooring, a wall-mounted towel radiator, recessed ceiling spotlights, an extractor fan and a double-glazed wooden window to side elevation. The first floor is a versatile space and enjoys vinyl flooring, four hatches providing access to eaves storage and two roof lights.

### Gardens & Grounds

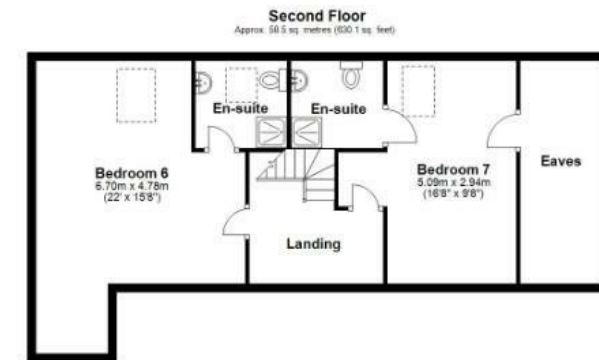
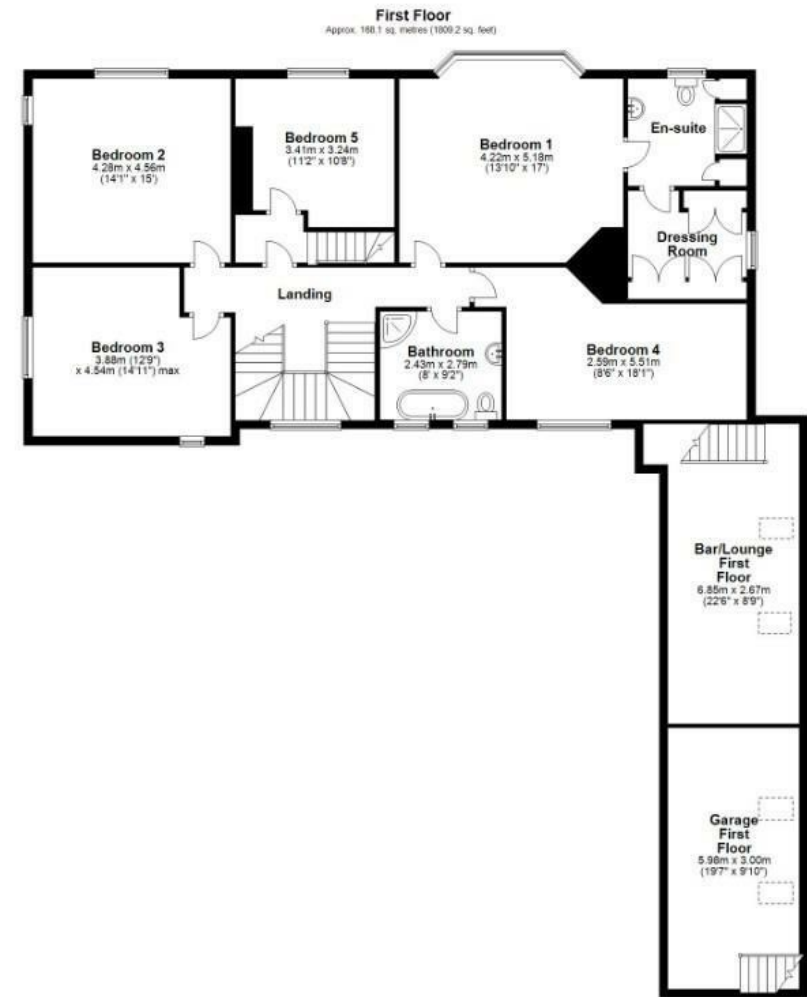
Trefnant is approached off the road onto a large wraparound gravel driveway providing off-road parking for several vehicles. The attached double garage benefits from a roller shutter door, a double-glazed window to the rear elevation, a wooden pedestrian door providing access from the rear garden and a wooden staircase providing access to a first floor room which is a versatile space benefitting from laminate wood flooring and two roof lights. Occupying a magnificent 1.35 acre plot of beautifully landscaped gardens and grounds enclosed by woodland. The property also benefits from multiple patio areas providing ample space for outdoor entertaining and dining, a large wooden pergola and a plunge pool. Located off the central courtyard is a boiler room providing ample space for storage and houses the two wall-mounted 'Potterton' boilers.

### Additional Information

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







| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (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>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

Total area: approx. 459.6 sq. metres (4947.5 sq. feet)

Plan produced by Watts & Morgan LLP  
Plan produced using PlanIt

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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