



Byways, Twyncyn
Dinas Powys, Vale Of Glamorgan, CF64 4AS

Watts
& Morgan



Byways, Twyncyn

Dinas Powys, Vale Of Glamorgan, CF64 4AS

£1,250,000 Freehold

4 Bedrooms | 2 Bathrooms | 5 Reception Rooms

An immaculately presented and fully renovated, four bedroom detached family home situated in the highly desirable Twyncyn. Conveniently located to Dinas Powys Village, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; porch, entrance hallway, living room, dining room, kitchen/breakfast room, utility room, sitting room, home office and ground floor cloakroom. First floor landing; spacious primary bedroom with en-suite, three further double bedrooms and a family bathroom. Externally the property benefits from a paved driveway accessed via electric gates providing off-road parking for several vehicles, beyond which is a detached double garage. Beautifully landscaped rear garden. EPC rating; 'E'.

Directions

Dinas Powys Village – 0.3 miles

Cardiff City Centre – 4.9 miles

M4 Motorway – 7.3 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





Summary of Accommodation

Ground Floor

Entered via a solid wooden door into a porch benefitting from wood effect tile flooring and a wall-mounted alarm panel. A second glazed wooden door with a glazed side panel provides access into the welcoming hallway benefitting from carpeted flooring, picture rails, recessed ceiling spotlights and a carpeted staircase leading to the first floor.

The spacious living room benefits from carpeted flooring, decorative cornice work detail, a central feature log burner, a large uPVC double-glazed window to the front elevation and a set of aluminium double-glazed bi-folding doors providing access to the rear garden.

The dining room enjoys carpeted flooring, decorative cornice work detail and a uPVC double-glazed bay window to the rear elevation.

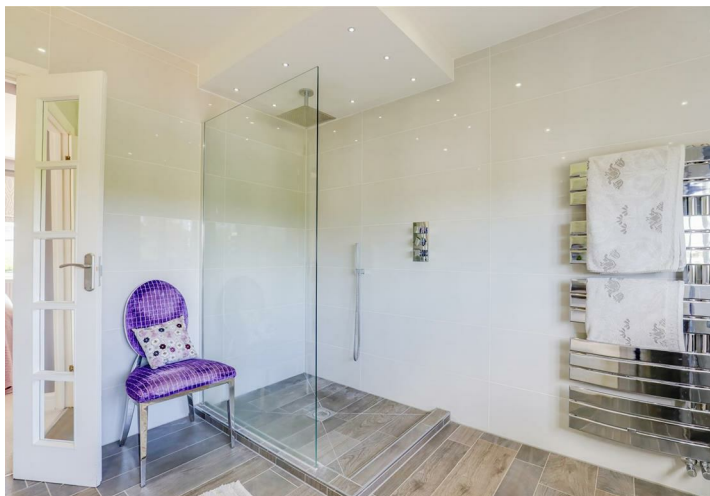
The kitchen/breakfast room benefits from wood effect tiled flooring with under-floor heating, a central feature open fireplace with a cast iron surround and a tiled hearth, recessed ceiling spotlights and a uPVC double-glazed window to the front elevation. The kitchen showcases a range of wall and base units with granite work surfaces. Integral 'AEG' appliances to remain include; an electric oven/grill, a microwave, a 5-ring gas hob with an extractor fan over, an under-counter fridge and a dishwasher. The kitchen further benefits from matching granite upstands and feature splash-back, partially tiled walls, an under-mounted bowl and a half ceramic sink with a mixer tap over, recessed ceiling spotlights and a feature 'L' shape island unit with a granite work surface.

The sitting room benefits from carpeted flooring, a central feature log burner with a cast iron surround and a tiled hearth, decorative cornice work detail and a set of aluminium double-glazed bi-folding doors providing further access to the rear garden.

The home office enjoys wood effect LVT flooring with under-floor heating, a storage cupboard housing the wall-mounted 'Worcester' boiler and 'Main' hot water cylinder, a door providing access to the side elevation and a uPVC double-glazed window to the front elevation.

The utility room has been fitted with a range of wall, base and tower units with granite work surfaces. Integral appliances to remain include; a 'Zanussi' fridge/freezer, a 'Beko' washing machine and a 'Caple' tumble dryer. The utility room further benefits from continuation of wood effect tile flooring with under-floor heating, matching granite upstands, an under-mounted bowl and a half ceramic sink with a mixer tap over, recessed ceiling spotlights, an extractor fan, a loft hatch providing access to loft space, two recessed storage cupboards, a uPVC double-glazed window to the rear elevation and a glazed composite door providing access to the rear garden.

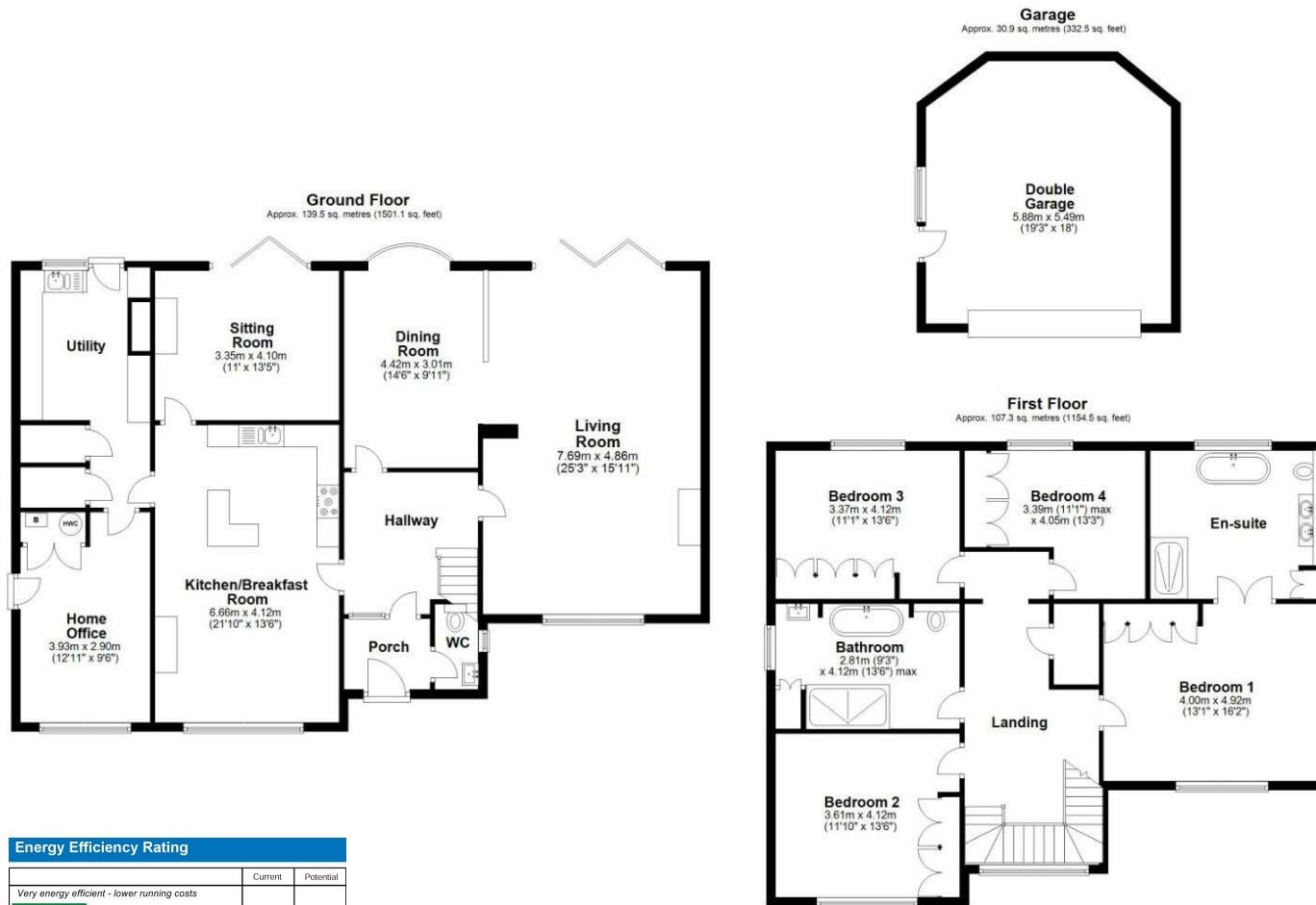
The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a wash hand basin set within a vanity unit and a WC. The cloakroom further benefits from wood effect tile flooring, partially tiled splash-back and an obscure uPVC double-glazed window to the side elevation.



First Floor

The first floor landing benefits from carpeted flooring, a recessed storage cupboard, a loft hatch with built-in loft ladder providing access to the loft space and a uPVC double-glazed window to the front elevation.

The spacious primary bedroom enjoys carpeted flooring, a range of fitted wardrobes and a uPVC double-glazed window to the front elevation. The en-suite has been fitted with a 4-piece white suite comprising; a freestanding bath with a handheld shower attachment, a floating WC and feature double wash hand basins.



Total area: approx. 277.6 sq. metres (2988.1 sq. feet)

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

Byways, Twyncyn, Dinas Powys

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		70	
(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		

The en-suite further benefits from a large walk-in shower cubicle with a thermostatic rainfall shower over and a handheld shower attachment, wood effect tiled flooring with under-floor heating, tiled walls, recessed ceiling spotlights, a wall-mounted chrome towel radiator, a recessed storage cupboard and a uPVC double-glazed window to the rear elevation. Bedroom two is a spacious double bedroom benefitting from carpeted flooring, a range of fitted wardrobes and a uPVC double-glazed window to the front elevation.

Bedroom three is another double bedroom enjoying carpeted flooring, a range of fitted wardrobes and a uPVC double-glazed window to the rear elevation.

Bedroom four is a further double bedroom and benefits from carpeted flooring, a range of fitted wardrobes and a uPVC double-glazed window to the rear elevation.

The family bathroom has been fitted with a 4-piece white suite comprising; a shower cubicle with a thermostatic rainfall shower over and a handheld shower attachment, a freestanding bath with a handheld shower attachment, a floating wash hand basin set within a vanity unit and a floating WC. The bathroom further benefits from tiled flooring with under-floor heating, tiled walls, recessed ceiling spotlights, a recessed storage cupboard, a wall-mounted chrome towel radiator and an obscure uPVC double-glazed window to the side elevation.

Gardens & Grounds

Byways is approached off the road via electric gates onto a paved driveway providing off-road parking for several vehicles, beyond which is a detached double garage with an electric roller door and full electrical connections. The beautifully landscaped rear garden is predominantly laid to lawn with a variety of mature shrubs, borders and trees. Three patio areas provide ample space for outdoor entertaining and dining. The rear garden further benefits from a wooden garden shed, two log stores and external feature lighting.

Additional Information

All mains services connected.

Freehold.

Council tax band 'H'.



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

Follow us on



**Watts
& Morgan**