



Conigree, Cross Common Road  
Dinas Powys, CF64 4TQ

Watts  
& Morgan



# Conigree, Cross Common Road

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**£625,000 Freehold**

4 Bedrooms | 2 Bathrooms | 4 Reception Rooms

A three/four bedroom detached family home set in a spacious plot and enjoying countryside views. Situated in a rural setting but conveniently located to Dinas Powys Village, Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; porch, entrance hallway, living room, dining room with conservatory, kitchen, study, sitting room/bedroom four and downstairs shower room. First floor landing, two spacious double bedrooms with eaves storage, third double bedroom and family bathroom. Externally the property benefits from a concrete driveway providing off-road parking for several vehicles, beyond which is an attached double garage. Beautifully landscaped wrap around gardens. Being sold with no onward chain. EPC rating 'TBC'.

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## Directions

Penarth Town Centre – 3.2 miles

Cardiff City Centre – 5.3 miles

M4 Motorway – 10.4 miles

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## Summary of Accommodation

### Ground Floor

Entered via a uPVC double glazed door with double glazed side panels into a porch benefitting from tiled flooring, a storage cupboard and a roof light. A second glazed wooden door leads into a spacious hallway enjoying part tile part woodblock flooring, two recessed storage cupboards and a carpeted staircase leading to the first floor.

The spacious living room benefits from wood block flooring, a uPVC double glazed window to the side elevation and a large uPVC double glazed window to the front elevation enjoying countryside views.

The dining room enjoys carpeted flooring, a uPVC double glazed window to the rear elevation and a conservatory extension to the side with uPVC double glazed windows to all elevations and a uPVC double glazed door providing access to the side garden.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; a 'Neff' electric oven and a 4-ring electric hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, partially tiled splashback, a bowl and a half composite sink with a mixer tap over, under-counter lighting and a uPVC double glazed window to the rear elevation.

The study enjoys carpeted flooring and a uPVC double glazed window to the front elevation.

The sitting room/bedroom four enjoys carpeted flooring, a range of fitted wardrobes, a uPVC double glazed window to the side elevation and a uPVC double glazed door with glazed side panels providing access to the rear garden.

The ground floor shower room has been fitted with a 3-piece white suite comprising; a walk-in shower cubicle with an electric shower over, a wash-hand basin set within a vanity unit and a WC. The shower room further benefits from tiled flooring, tiled walls, recessed ceiling spotlights, an extractor fan, a wall mounted chrome towel radiator and a roof light.

### First Floor

The first floor landing benefits from carpeted flooring and a loft hatch providing access to the loft space.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a range of fitted wardrobes, a door providing access to further eaves storage and a uPVC double glazed window to the front elevation enjoying elevated countryside views.

Bedroom two is another spacious double bedroom benefiting from carpeted flooring, a door providing access to eaves storage which houses the wall mounted 'Worcester' boiler and a uPVC double glazed window to the rear elevation.

Bedroom three is a double bedroom enjoying carpeted flooring, a hatch providing access to eaves storage, a range of fitted wardrobes and a uPVC double glazed window to the side elevation.

The family bathroom has been fitted with a 3-piece suite comprising; a panelled bath, a wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from carpeted flooring, tiled walls, a recessed storage cupboard housing the 'Gledhill' hot water tank and an obscure uPVC double glazed window to the side elevation.



## Gardens & Grounds

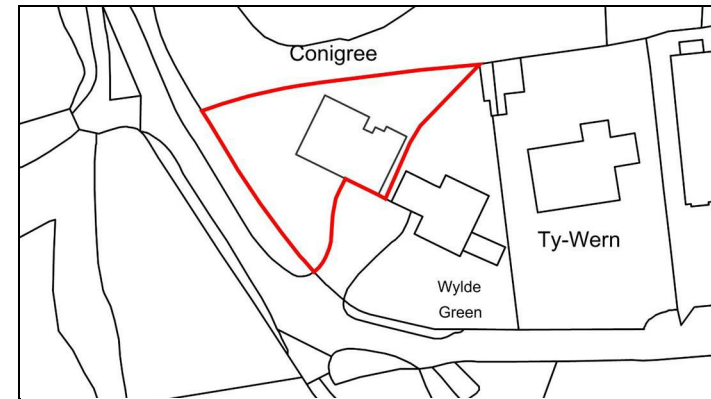
Conigree is approached off the lane onto a driveway providing off-road parking for several vehicles, beyond which is an attached double garage with an electric roller door. The landscaped front garden is predominantly laid to lawn with a variety of mature shrubs, borders and trees. The wrap around rear/side garden is predominantly laid to lawn with a variety of mature shrubs, borders and trees, a patio area provides ample space for outdoor entertaining and dining.

## Additional Information

Freehold.  
Water, electric and gas mains connected.  
Treatment plant for sewerage.  
Council tax band 'G'.



Total area: approx. 214.6 sq. metres (2310.3 sq. feet)



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>			77
(55-68) <b>D</b>			
(39-54) <b>E</b>		48	
(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	



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