



Conigree, Cross Common Road
Dinas Powys, CF64 4TQ

Watts
& Morgan



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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'.

Directions

Penarth Town Centre – 3.2 miles

Cardiff City Centre – 5.3 miles

M4 Motorway – 10.4 miles

Your local office: **Penarth**

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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.





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

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.

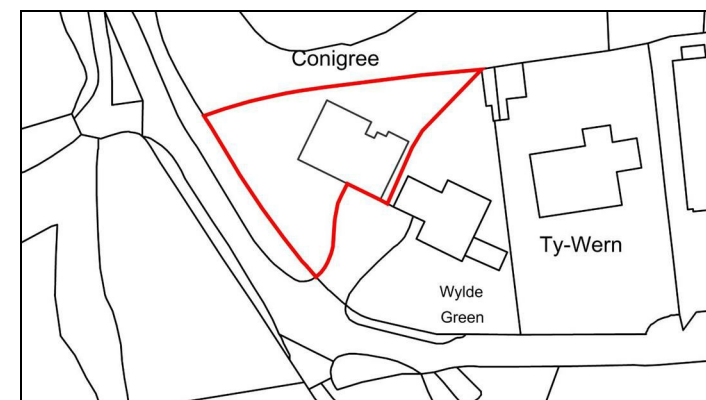
Additional Information

Freehold.

Water, electric and gas mains connected.

Treatment plant for sewerage.

Council tax band 'G'.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	48	77
EU Directive 2002/91/EC		
England & Wales		



Scan to view property

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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