



1 Sunnybank  
Dinas Powys, CF64 4LG

Watts  
& Morgan



# 1 Sunnybank

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**£325,000 Freehold**

2 Bedrooms | 1 Bathroom | 1 Reception Room

First of five railway cottages nestled within a private gated community in the sought after location of Sunnybank, Dinas Powys. Accessed via pedestrian and vehicular gates providing secure parking for three vehicles. Finished to a high standard throughout and benefitting from gas central heating and uPVC double glazing. The property briefly comprises; Entrance hall, open plan living room, kitchen, two bedrooms plus a loft room, family bathroom and large garden. Ideally located with excellent transport links to Penarth and Penarth Marina, Cardiff Bay, Leckwith, Cardiff City centre and M4 corridor. Train Station and bus stops are within walking distance. Easy access to Dinas Powys Primary School. Close by to Cardiff International Pool and White Water, Retail Parks, Mermaid Quay and Cardiff Bay Barrage. Being sold with no onward chain. EPC rating 'E'.

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- End Terrace Cottage
  - No Chain
  - Two Bedrooms
  - Loft Room
  - Open Plan Living Area Layout
  - Large Landscaped Garden
  - Private Gated Access
  - Parking For Three Vehicles
  - Freehold
- 

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## Summary of Accommodation

### Ground Floor

#### Entrance Hall

Via UPVC double glazed door with opaque bevelled glass inset. Radiator with wood shelf over. Wall mounted cupboard housing electric meter, consumer unit and broadband connection. Power points. Oak effect laminate flooring. Glazed, wood door leading into:

#### Living Room

Open plan design providing ample room for comfy and dining furniture. Dual aspect uPVC double glazed windows to front and rear elevations. Coving and mains smoke detector to ceiling. Picture and dado rails. Two feature fireplaces to both chimney breasts with brick surrounds and wood mantles over. Three radiators. Cupboard housing gas meter. Power points. Fitted carpet. Continuity of oak effect laminate flooring leading through to kitchen. Fitted carpet to stairs rising to first floor landing with under stair storage cupboard.

#### Kitchen

Accessed via wood glazed pocket door. Inset spot lighting to ceiling. Dual aspect uPVC double glazed windows to two elevations with wood sills overlooking the garden. Howdens 'Shaker' kitchen with chrome furniture comprising a range of wall and base units. Concrete effect work surfaces with matching upstands and tiling to splash back. 'Franke' stainless steel sink and drainer. Integral 'Neff' appliances including: five ring gas hob with integrated extractor fan over, 'slide and hide' fan assisted oven/grill and built in microwave. Integral fridge and freezer. Plumbing for washing machine and space for tumble dryer/dishwasher. Ample power points and USB ports. Radiator. Oak effect laminate flooring. UPVC double glazed door leading out to the garden.

### First Floor

#### First Floor Landing

Coving and mains smoke detector to ceiling. Staircase rising to loft room with 'Velux' window to stairwell. Fitted carpet. Power point. Radiator. Doors off to bedrooms and bathroom.

#### Master Bedroom

Two uPVC double glazed windows to front elevation. Coving to ceiling. Built in wall to wall, ceiling to floor wardrobes providing generous storage space. Radiator. Power points. Fitted carpet.

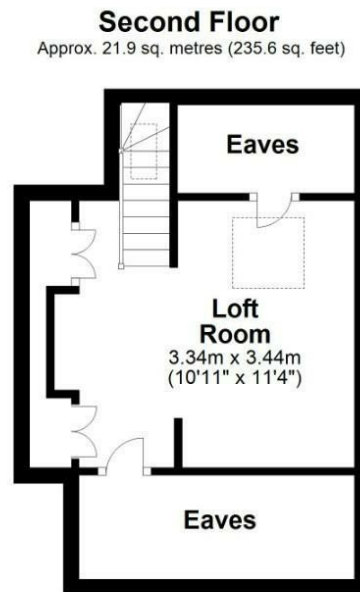
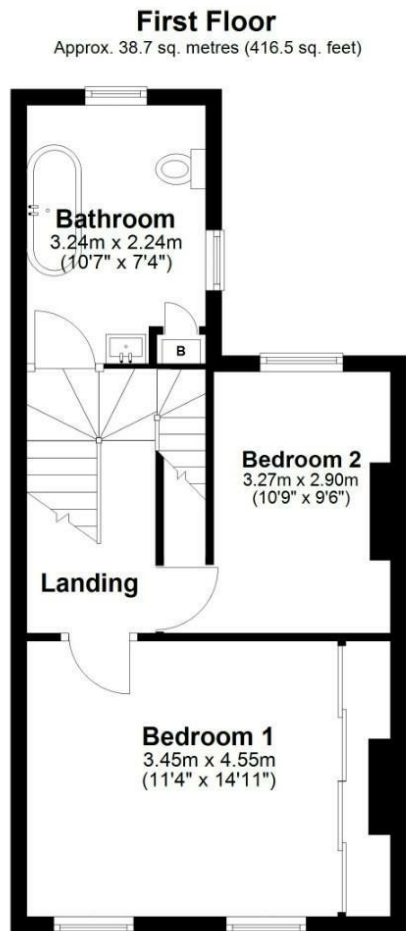
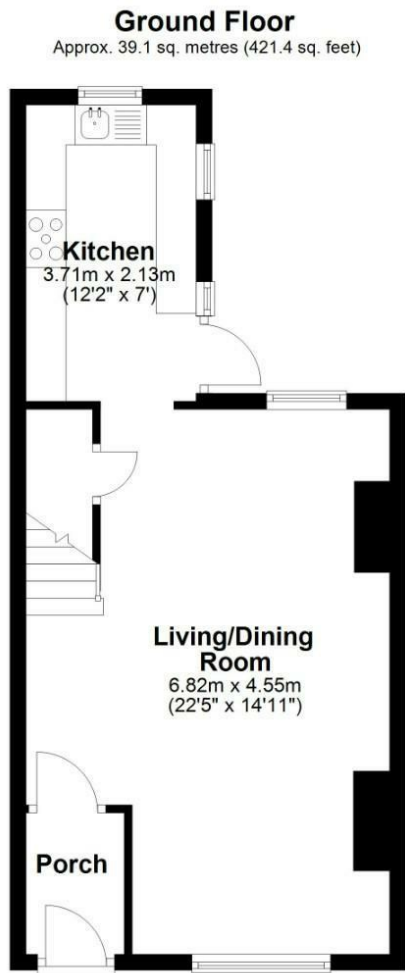
#### Bedroom Two

Fire escape uPVC double window to rear elevation. Under stair storage space. Radiator. Power points. Fitted carpet.

#### Bathroom

Two uPVC obscure double glazed windows with wood sills to rear and side elevations. White suite comprising; feature free standing roll top bath with chrome claw feet and 'Victorian' style mixer tap/shower over. Pedestal wash hand basin and low level w/c. Built in cupboard housing combination boiler. Radiator. Oak effect laminate flooring.





Total area: approx. 99.7 sq. metres (1073.5 sq. feet)

## Second Floor

### Loft Room

Utilised as a further bedroom at present. Chrome spot lights to sloping ceiling. Large 'Velux' window to rear elevation enjoying countryside views. Radiator. Many built in storage cupboards to eaves. Ample power points as utilised as an office previously. Fitted carpet.

## Garden & Grounds

1 Sunnybank is approached off the road onto a shared private driveway providing three parking spaces. Pathway to front door and gate giving side access to rear garden. Enclosed with stone walls and timber feather edge fencing. Landscaped into different areas providing pleasure and practicality for everyone. Timber gate giving side access. Patio and decked areas. Hydrangea borders. Pathway leading to lawn. Further seating area with pergola over. Small ornamental pond. Large timber clad shed (24'0" x 9'0") benefitting from a slate roof, insulated walls, uPVC double glazed windows and doors. Small orchard of 'Victoria' plum and apple trees enclosed with low walls. Kitchen garden with raised beds and chipping walkways. Timber potting shed and green houses. Three outside water taps throughout the garden.

## Additional Information

All mains services connected.

Freehold.

Council tax band 'D'.

| 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>                            |         | 80        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 47      |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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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