



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

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**Sales and general enquiries:** info@shepherdsharpe.com  
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**Monday – Friday**  
9am – 5.30pm  
**Saturday**  
9am – 5pm

**SHEPHERD SHARPE**



**1 Elm Grove House Elm Grove Road**

Dinas Powys CF64 4AA

A light and spacious two bedroom apartment within the original converted Elm Grove House, situated in the heart of the old village of Dinas Powys. The property offers flexible living over two floors with its own private walled garden and car parking. Briefly comprises entrance lobby with storage/utility room to ground floor, spacious landing, living/dining room, separate kitchen, master bedroom with en-suite, second double bedroom and bathroom to first floor. Allocated car parking space, gas central heating, double glazing, long leasehold, NO FORWARD CHAIN

**£325,000**

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	81
(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	



Attractive composite traditional front door with glazed full height side panels to entrance lobby.

**Entrance Lobby**  
5'0" x 10'2" (1.54m x 3.10m)

Tiled floor, radiator, high ceiling, storage, staircase to first floor.

**Utility/Store Room**  
9'5" x 6'5" (2.88m x 1.96m)

Double glazed window to front looking onto the garden. Fitted cupboards comprising floor standing and eyelevel flat fronted pale cream gloss units with contrast worktops, sink and drainer, plumbing for washing machine and tumble dryer, tiled floor, radiator, loft access.

**Landing**  
10'5" x 10'0" (3.20m x 3.06m)

A very welcoming and spacious landing with double glazed window to front overlooking the garden. Contemporary open glass balustrade, carpet, entry phone, drop-down ladder with loft access, down lighting, high ceiling. Oak veneered doors to all first floor accommodation.

**Living/Dining Room**  
14'9" x 14'6" (4.50m x 4.43m)

Two double glazed windows with pleasant open aspect over garden below and the village of Dinas Powys beyond. Semi vaulted ceiling, modern down lighting, carpet, radiator, feature fireplace with contemporary electric fire, two radiators.

**Kitchen**  
9'4" x 7'8" (2.87m x 2.35m)

The kitchen is semi open plan to the main living/dining area. Double glazed window to rear. Ceiling with conservation roof light, contemporary gloss cream coloured units with stainless steel door furniture, contrast worktop, sink and drainer with half bowl and lever mixer tap. Induction hob, electric oven, extractor, integrated fridge/freezer, dishwasher, modern down lighting, extractor.

**Bedroom 1**  
12'4" x 9'11" (3.76m x 3.03m)

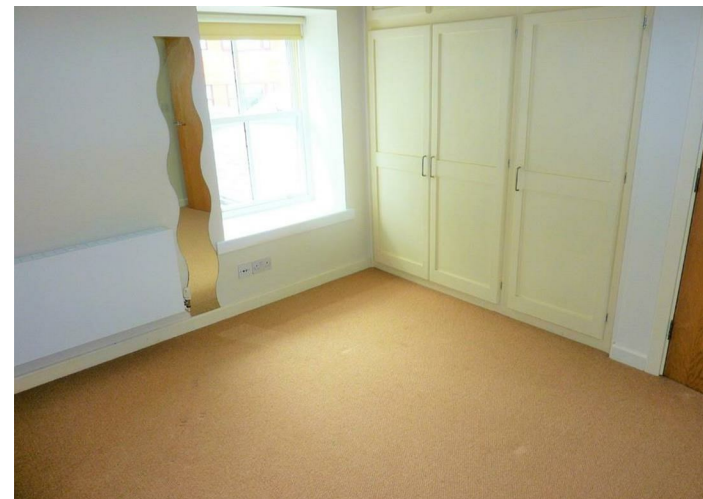
A spacious double bedroom with high semi valuted ceiling. Double glazed window with pleasant open aspect over garden below and the village of Dinas Powys beyond. Carpet, radiator, modern down lighting.

**En-Suite**  
6'6" x 7'8" (2.0m x 2.35m)

Comprising shower enclosure with shower running off the heating system, close coupled twin flush wc and wash hand basin, all in contemporary style. Tiled walls, integrated mirror and lighting, vinyl flooring, chrome radiator, lighting, extractor fan.

**Bedroom 2**  
10'5" x 9'4" (plus fitted wardrobes) (3.18m x 2.87 (plus fitted wardrobes))

A second double bedroom. Double glazed window to side looking onto private wall garden. Carpet, radiator, large built-in wardrobe with shelving and hanging space.



**Bathroom**  
10'5" x 6'1" (3.20m x 1.87m)

Comprising panelled bath with mixer tap, twin flush back to the wall wc with concealed plumbing, wash hand basin with tiled countertop and lever mixer tap, separate shower enclosure running off the heating system. Integrated mirror, extractor, down lighting, vinyl floor, chrome radiator.

**Garden**

Private garden with high stone walls, rockery, lawn area and space for table and chairs. Access is via a security door entry system.

**Additional Information**

Allocated car parking space.

**Share of Freehold**

One third share of freehold, via management company, where each flat owner is a director of the management company.

Lease 999 years from 2009.

Peppercorn ground rent.

Service Charge £100.00 per month (includes buildings insurance).

**Council Tax**

Band C £1,734.13 p.a. (24/25)

**Post Code**

CF64 4AA

