

7 St. Dyfrig Close



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

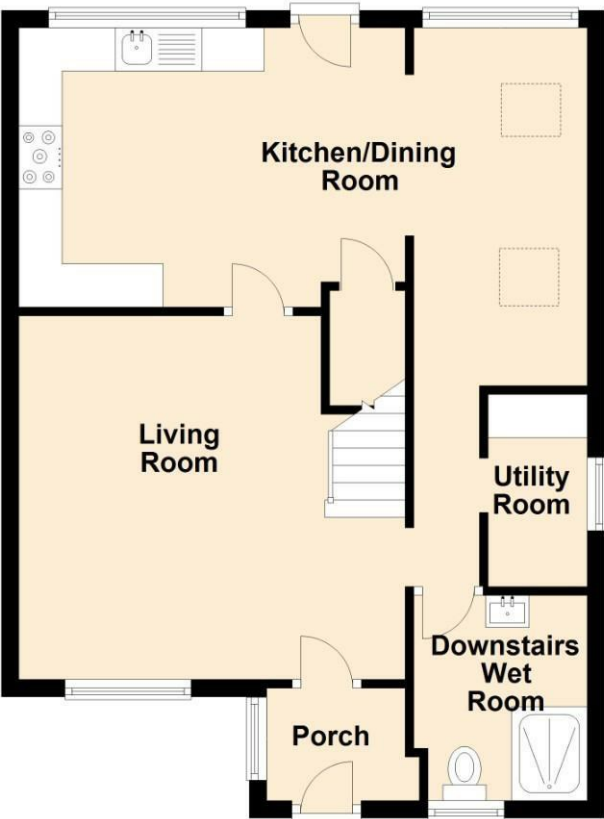
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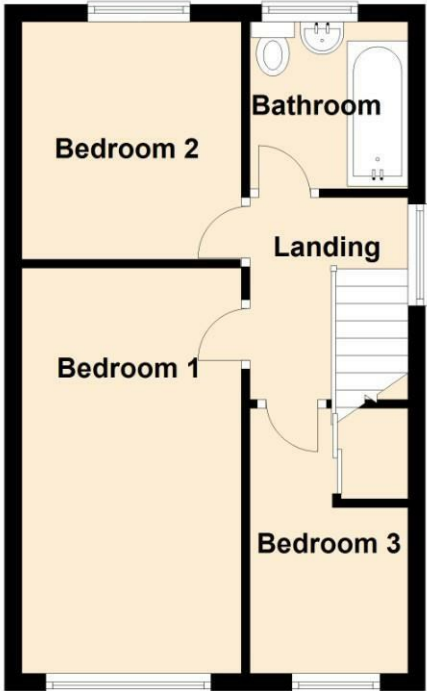
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Ground Floor



First Floor



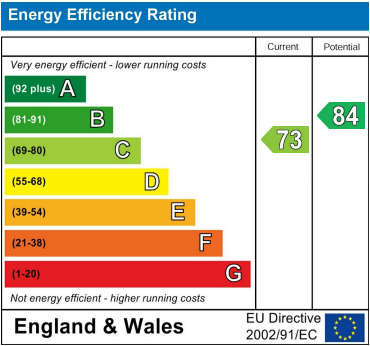
Total area: approx. 88.0 sq. metres (946.8 sq. feet)
7 St Dyfrig Close

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Dinas Powys CF64 4UA

£360,000

A much improved, fully modernised and extended three bedroom semi detached house found in a quiet cul-de-sac a short way from Dinas Powys village, close to the railway station and all local amenities. Comprises porch, open plan lounge, large wet room, utility, extended kitchen/living/breakfasting, to first floor there are three bedrooms and bathroom with shower. Stylishly presented with a bright and light contemporary interior, uPVC double glazing, gas central heating. Front garden, off road parking, high quality fully landscaped rear garden. Freehold.





uPVC double glazed panelled front door to porch.
Porch
Part of a substantial side and front addition, attractive flooring, column graphite radiator, double glazed window to side with integrated concertina blinds.

Lounge
14'7" x 13'9" (4.46m x 4.2m)
Contemporary decoration, chimney breast with coal effect gas fire, attractive flooring, column graphite radiator, Doorway to extension with access to utility, wet room and kitchen/living/breakfast room. Open plan staircase to first floor.

Wet Room
7'9" x 6'5" (2.37m x 1.98m)
A spacious contemporary wet room. Toughened glass shower screen, rainfall shower, trough style wash hand basin with three large built-in cupboards beneath and lever mixer tap, twin flush wc. Non slip flooring, waterproof high quality wall boarding in contemporary colour, column radiator, modern lighting, extractor, mirror with light. uPVC double glazed window to front with privacy glass.

Utility Room
7'6" x 3'7" (2.30m x 1.10m)
uPVC double glazed window to side. A handy space with three built-in cupboards, space for tumble dryer, deep recess for American style fridge/freezer.

Kitchen
14'7" x 10'6" (4.45m x 3.22m)
The kitchen is fitted with high quality cream flat fronted modern units with stainless steel door furniture, sink and drainer with lever mixer tap. Bosch integrated induction hob with extractor, split-level oven and grill all in contemporary finish, integrated fridge, Worcester combination boiler, radiator, understairs storage. Large uPVC double glazed window and glazed door looking onto landscaped rear garden. Modern white painted panelled door leading through to front living room.

Living/Breakfast Room
13'7" x 6'5" (4.16m x 1.96m)
The breakfasting area/living space is open plan to the kitchen. Currently used as informal sitting/study area. Pre-wired for wall TV, column radiator. Large full height window looking onto garden, two white velux windows to roof slope.

First Floor Landing
Grey fitted carpet, loft access, modern painted white doors to all first floor rooms. uPVC double glazed side window with integrated blind.

Bedroom 1
15'10" x 8'5" (4.85m x 2.59m)
A generous double bedroom. uPVC double glazed window to front. Contemporary decoration, grey carpet, radiator.

Bedroom 2
8'11" x 8'6" (2.74m x 2.60m)
A second double bedroom. uPVC double glazed window to rear. Contemporary decoration, carpet, radiator.



Bedroom 3
5'11" (max) x 10'9" (1.82m (max) x 3.30m)
A single bedroom. uPVC double glazed window to front. Carpet, radiator, sliding doors to store cupboard.

Bathroom
A modern refurbished bathroom. Comprising white panelled bath with shower over, wash hand basin and wc, with built-in storage and concealed plumbing. Attractive tiling, contrast floor tile, column radiator. uPVC double glazed window.

Front Garden
Landscaped frontage with block paviour, good off road parking for two large cars, area for storage, gated side access to rear garden.

Rear Garden
24'3" x 17'9" (7.40m x 5.43m)
Very private and secluded rear garden with outdoor entertaining space immediately outside kitchen, covered eating area, outdoor space for kitchen, summer house, additional storage, outside water supply and power, wall lighting, new fencing to all boundaries, beautiful natural stone paving.

Council Tax
Band D £2,071.63 p.a. (25/26)

Post Code
CF64 4UA

