



Railway Terrace, offers in excess of £300,000

- COUNCIL TAX BAND - D
- IDEAL FAMILY HOME
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- WALKING DISTANCE TO VILLAGE AMMENITIES
- CLOSE TO EXCELLENT TRANSPORT LINKS
- EPC Rating: D



 2  2  1



About the property

A beautifully presented three-bedroom end-terrace home situated in Dinas Powys, with off-road parking, a modern downstairs shower room, spacious living accommodation and an enclosed rear garden with cedar wood cabin, within walking distance of local amenities and excellent transport links.

Accommodation

Entrance Porch

A welcoming entrance porch providing access to the principal ground-floor accommodation.

Living Room

21' 11" max x 15' 3" max (6.68m max x 4.65m max)

A bright and spacious reception room featuring dual-aspect windows to the front and side elevations, allowing an abundance of natural light to flood the space. The focal point of the room is an attractive gas fireplace, creating a warm and inviting atmosphere. Stairs rise to the first-floor accommodation, while the generous proportions make this a versatile space, perfect for both relaxing and entertaining.

Kitchen/Dining Room

15' 3" max x 14' 6" max (4.65m max x 4.42m max)

A well-appointed replacement kitchen fitted with a range of wall and base units, enhanced by concealed under-cabinet lighting, complemented by ample worktop space. Flooded with natural light from a striking skylight, the room offers a wonderful sense of space and openness. The dining area provides ample room for family meals and entertaining, with French doors opening



directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces.

Shower Room/Utility Area A practical and well-appointed ground floor shower room fitted with a modern shower enclosure, and WC. Thoughtfully designed for convenience, by adjacent utility area with built-in storage cupboards, one of which houses the boiler and provides plumbing for a washing machine, offering valuable utility space and enhancing the functionality of the home

Landing A bright and welcoming first-floor landing featuring a window to the side elevation, allowing natural light to flow through the space. Providing access to both bedrooms and the family bathroom.

Bedroom 1 14' 8" max x 10' 8" max (4.47m max x 3.25m max)

A generous principal bedroom enjoying a large window to the front elevation, flooding the room with natural light. Offering ample space for a range of bedroom furnishings, this comfortable retreat provides the perfect setting for rest and relaxation.

Bedroom 2 12' 6" max x 7' 10" max (3.81m max x 2.39m max)

A spacious and well-proportioned double bedroom enjoying a pleasant rear aspect, with far-reaching views across picturesque green fields. Flooded with natural light, this charming room provides a peaceful retreat and is ideal for family members, guests or as a luxurious second bedroom.

Bathroom 8' 2" max x 6' 6" max (2.49m max x 1.98m max)

The family bathroom features an elegant claw footed free standing bath with overhead shower, complemented by a contemporary wash hand basin and WC. Creating a luxurious, spa-like atmosphere, this stylish space is perfect for both relaxation and everyday convenience.

Rear Garden The property benefits from a private and enclosed rear garden, providing a wonderful space for outdoor relaxation and entertaining. Featuring a generous patio area, ideal for al fresco dining and social gatherings. External lighting and an outside tap add further practicality, while a superb cedar wood cabin, complete with power, lighting and window with shutters, provides a versatile space ideal for a home office, Gym studio or garden retreat. Convenient side access and double gates leading to the side parking area enhance the functionality of the outdoor space, while the enclosed nature of the garden offers an excellent degree of privacy for family living.

Front Garden/Driveway To the front of the property is an attractive garden laid with decorative stone chippings for ease of maintenance, alongside a private driveway providing off-road parking. An external light adds both convenience and security. A particular feature of the property is the additional parking available to the side and rear, offering ample space for multiple vehicles, a rare advantage in this highly sought-after village location. Accessed via double gates, the extensive parking area provides excellent versatility and security, making it ideal for those with multiple vehicles.

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Floorplan



Total floor area 80.6 m² (868 sq.ft.) approx

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