



43 Highwalls Avenue
Dinas Powys, CF64 4AQ

Watts
& Morgan



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£850,000 Freehold

4 Bedrooms | 2 Bathrooms | 4 Reception Rooms

A beautifully presented and spacious, four bedroom detached family home occupying an enviable plot. Situated in private position on one of Dinas Powys' most desired streets and found a short walk to the heart of the village, Dinas Powys Golf Club and conveniently located to local transport links, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, dining room, living room, kitchen, garden room, study, utility room and downstairs cloakroom. First floor landing, three double bedrooms, family bathroom and cloakroom. Additional double bedroom and en-suite located on the second floor. Externally the property benefits from a large block paved driveway providing off-road parking for several vehicles and beautifully landscaped front and rear mature gardens. EPC Rating - 'D'.

Directions

Penarth Town Centre – 2.6 miles

Cardiff City Centre – 4.6 miles

M4 Motorway – 9.5 miles

Your local office: **Penarth**

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Summary of Accommodation

GROUND FLOOR

Entered via a partially glazed composite door with a double glazed side panel into a welcoming hallway benefiting from engineered wood flooring. The box bay fronted dining room enjoys carpeted flooring, a central feature remote controlled living flame fireplace and a feature window seat built into the uPVC double glazed box bay window overlooking the manicured front garden.

The dual aspect, spacious living room benefits from carpeted flooring, a central feature remote controlled living flame fireplace and two uPVC double glazed windows to the front and rear elevations.

The open plan kitchen is the focal point of the home and showcases a range of wall and base units with granite work surfaces. Integral appliances to remain include; a 'Neff' electric double oven with steam oven above, a 'Neff' electric combination grill, a 'Neff' 5-ring gas hob with an extractor fan over, a 'AEG' fridge and an 'AEG' dishwasher. The kitchen further benefits from tiled flooring, feature glass splashback, an under-mounted bowl and a half stainless steel sink with a mixer tap over, a recessed understairs storage cupboard, recessed ceiling spotlights, a peninsula work top unit with breakfast bar overhang with feature pendant lighting.

The spectacular garden room enjoys tile effect luxury vinyl tile flooring (LVT) with underfloor heating, recessed ceiling spotlights and a feature glass lantern roof. A set of bi-folding doors provide direct access to the beautifully landscaped rear garden providing a superb inside-outside living experience.

The utility room provides space and plumbing for freestanding white goods and houses the wall mounted 'Ferrol' combi boiler. A door provides access to the cloakroom serving the ground floor accommodation and has been fitted with a 2-piece white suite comprising; a floating wash-hand basin and a WC. The cloakroom further benefits from continuation of engineered wood flooring and partially tiled splashback.

The light filled study is a versatile space benefitting from engineered wood flooring and a double glazed window enjoying a pleasant outlook to the

FIRST FLOOR

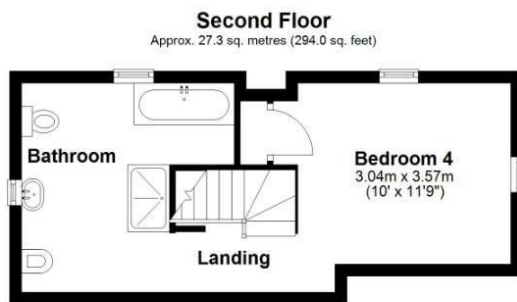
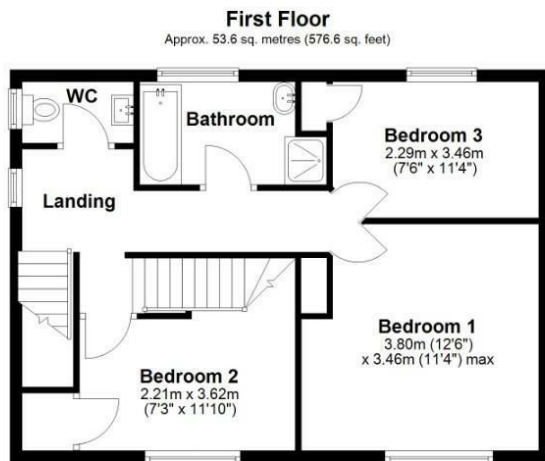
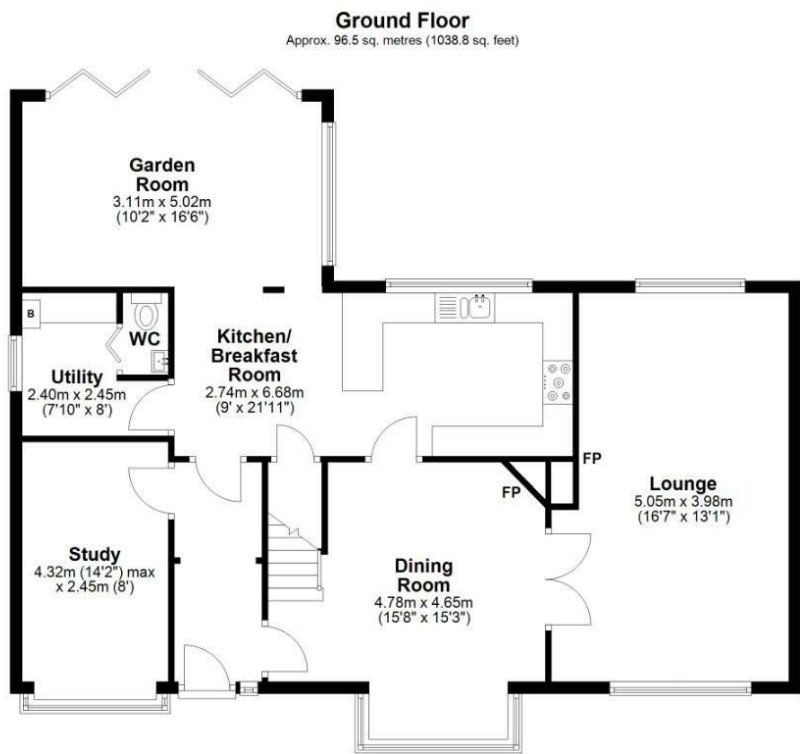
The first floor landing benefits from carpeted flooring, a carpeted staircase leading to the second floor and a uPVC double glazed window to the side elevation.

The spacious primary bedroom offers carpeted flooring, a range of fitted wardrobes and a uPVC double glazed window to the front elevation. Bedrooms two and three are both further double bedrooms enjoying carpeted flooring, recessed storage cupboards and uPVC double glazed windows.

The modern family bathroom has been fitted with a 3-piece white suite comprising; a tile panelled bath, a shower cubicle with a thermostatic shower over and a wash-hand basin set within a vanity unit. The bathroom further benefits from tiled flooring, tiled walls, recessed ceiling spotlights, an extractor fan, a wall mounted chrome towel radiator and a uPVC double glazed window to the rear elevation.

The cloakroom has been fitted with a 2-piece white suite comprising; a wash-hand basin set within a vanity unit and a WC. The cloakroom further benefits from tiled flooring, partially tiled splashback and a uPVC double glazed window to the side elevation.





Total area: approx. 177.4 sq. metres (1909.4 sq. feet)

SECOND FLOOR

Occupying the whole of the second floor is another generously sized double bedroom with a large en-suite fitted with a 5-piece white suite comprising; a panelled bath, a shower cubicle with thermostatic shower over, a wash-hand basin set within a vanity unit, a WC and a bidet. A uPVC double glazed window and double glazed roof lights provide spectacular views over Dinas Powys Golf Club and woodland beyond.

GARDEN & GROUNDS

A sweeping shared driveway leads from Highwalls Avenue onto a block paved private driveway providing off-road parking for several vehicles. The beautifully landscaped front garden is predominantly laid to lawn with a variety of mature shrubs and borders. The private, thoughtfully designed rear garden offers a large lawn area, a pond/water feature and a wealth of mature trees and shrubs. The large patios, terraces and summer house provide ample space for outdoor entertaining and dining.

ADDITIONAL INFORMATION

All mains services connected.

Freehold.

Council tax band 'G'.

EPC rating 'D'.

The property benefits from an alarm system, gas central heating and double glazing throughout.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
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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