



Sunnybank, Dinas Powys, CF64 4LG

Welcome to

Sunnybank, Dinas Powys

A delightful cottage in the sought after village of Dinas Powys, offered for sale with NO CHAIN. This lovely home has a spacious living room, contemporary kitchen, a stylish bathroom and an informal loft room. The property also benefits from parking for three vehicles and an impressive 200ft garden.

Entrance Hall

Enter via uPVC double glazed door with glass inset. Radiator. Laminate flooring. Glazed wood door into:

Lounge / Diner

Dual aspect double glazed windows to front and rear elevations. Ornate coved ceiling. Picture and dado rails. Two feature open fireplaces. Three radiators. Fitted carpet and laminate flooring leading to kitchen. Stairs rising to first floor with under stair storage cupboard.

Kitchen

Access via wood glazed pocket door. Dual aspect double glazed windows to side and rear elevations overlooking the garden. Howdens 'Shaker' kitchen range of wall and base units installed approximately 4 years ago with complimentary work surfaces over. Feature tiling to splashbacks. 'Franke' sink and drainer with mixer tap over. Integral 'Neff' appliances including; five ring gas hob with integrated extractor fan above, '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. Radiator. Laminate flooring and uPVC double glazed door giving access to the garden.

First Floor Landing

Stairs to loft room with 'Velux' window to stairwell. Radiator. Fitted carpet. Doors off to bedrooms and bathroom.

Bedroom 1

Two double glazed windows to front elevation. Ornate coved ceiling. Built in wardrobes providing generous storage space with mirror sliding doors. Radiator. Fitted carpet.

Bedroom 2

Double glazed window to rear elevation. Under stair storage cupboard. Radiator. Fitted carpet.

Bathroom

Two double glazed windows to rear and side elevations. Feature free standing roll top bath with claw feet and period style mixer tap/shower attachment over. Wash hand basin and w/c. Cupboard housing combi boiler. Radiator. Laminate flooring.

Informal Loft Room

'Velux' window to rear elevation with countryside views. Radiator. Built in cupboards to eaves. Ample power points as previously utilised as an office. Fitted carpet.

Rear Garden

A surprisingly large 200ft rear garden providing ample space for both entertaining and outdoor pursuits as well as growing your own produce. Mature plum, pear and apple trees. Allotment area with two greenhouses, potting shed and ten planting beds with gravel walkways. The remainder of the garden is laid to lawn with seating areas throughout. Timber clad storage shed (24'0" x 9'0") benefitting from a slate roof, insulated walls, double glazed windows and doors. Three outside water taps.

Front

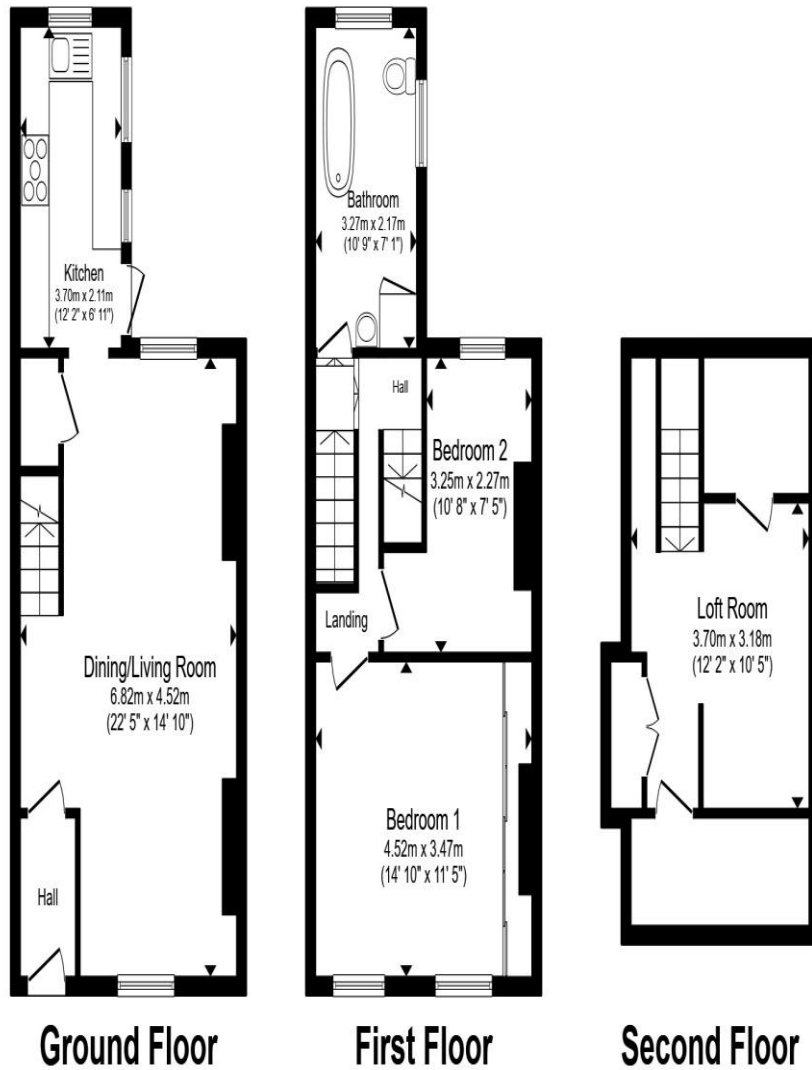
Gravel driveway providing parking for two vehicles with further parking space opposite the property. Side access to the rear garden

Parking

Off street parking for three vehicles.

Tenure

Freehold.



Total floor area 92.2 m² (992 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Welcome to

Sunnybank, Dinas Powys

- Charming two double bedroom cottage in sought after Dinas Powys offered for sale with NO CHAIN.
- Large living room with windows to front and rear, open fireplaces and character features.
- Contemporary kitchen with integral appliances and an informal loft room providing additional space with countryside views.
- Beautifully, landscaped 200ft garden with fruit trees, greenhouses, potting shed and generous outdoor storage shed.
- Parking for three vehicles via gated access.

Tenure: Freehold EPC Rating: E

Council Tax Band: D

£330,000

directions to this property:

Postcode for Satnav users CF64 4LG



view this property online allenandharris.co.uk/Property/PNR106963



Property Ref:
PNR106963 - 0005

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