



Railway Terrace, £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



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About the property

A two-bedroom end-terrace home in Dinas Powys with off-road parking, a modern downstairs shower room, full family bathroom upstairs, and spacious living accommodation. An enclosed rear garden with cedar wood cabin, rear garden gates, walking distance of amenities and transport links.

Accommodation

Agents Notes

Originally configured as a three-bedroom property, the accommodation has since been adapted but offers the flexibility to be reinstated to its original three-bedroom layout if desired.

Entrance Porch

Providing access to the 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.

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, with concealed under-cabinet lighting and ample worktop space. Flooded with natural light from an



opening skylight, the room offers space and openness. The dining area provides ample room for family meals and entertaining, with French doors opening directly onto the rear garden, connecting the indoor and outdoor living spaces.

Shower Room/Utility Area

A practical ground floor shower room with a modern shower enclosure and WC. Adjacent utility area with built-in storage cupboards, housing the boiler, and plumbing/space for a washing machine.

Landing

A bright first-floor landing featuring a window to the side elevation allowing natural light, 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 with a large window to the front elevation, and ample space for a range of bedroom furnishings

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

A well-proportioned double bedroom with a pleasant rear aspect with far-reaching views across picturesque green fields.

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

Rear Garden

The private and enclosed rear garden with a generous patio is not overlooked, offering an excellent degree of privacy for family living. Outside lighting and an outside tap add further practicality. 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.

Front Garden/Driveway

To the front of the property, the garden is laid with decorative stone chippings for ease of maintenance, providing off-road parking. An external light adds convenience and security. A particular feature of the property is the additional parking available to the side, offering ample space for multiple vehicles, a rare advantage in this highly sought-after village location. Accessed via double gates, the extensive parking area makes 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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