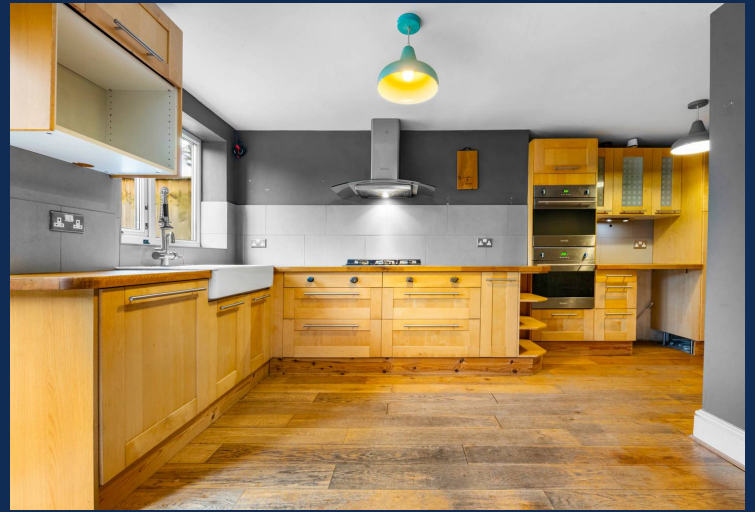




3 Sunnybank, Dinas Powys

£299,950 Freehold

Superb mid-terrace cottage in Sunnybank, Dinas Powys. Two double bedroom property has beautiful period features, open plan kitchen/diner, exceptionally large rear garden, parking. No chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

DESCRIPTION

****TWO BEDROOM MID-TERRACED COTTAGE* NO CHAIN**** MGY are pleased to present for sale this superb two bedroom cottage, in the sought after location Sunnybank, Dinas Powys. The spacious property has beautiful period features and comprises entrance porch, living room, reception room, open plan kitchen/diner, shower room/utility, two double bedrooms, bathroom and an exceptionally large rear garden. The modern accommodation further benefits from gas central heating, double glazing throughout, stained glass internal doors and allocated parking area. Rarely available. No chain.

LOCATION

This unique cottage is located in a quiet Cul-de-sac. The property is situated in a sought after location with excellent transport links to Penarth & Penarth Marina, Cardiff Bay, Leckwith, the M4 and Cardiff City Centre. Dinas Powys train station is also within walking distance. Cardiff Marina is close by, with a variety of coffee shops and restaurants, Cardiff International Pool and White Water, The Green Giraffe Nursey and Cardiff Bay Retail Park. Beautiful cycle and walking paths to Cardiff Bay Barrage and its spectacular views across Cardiff Bay and Mermaid Quay.

ENTRANCE HALL

Entered via wooden Dutch door with glass pannels. Large entrance porch. Oak flooring. Wall mounted radiator. Additional wooden door, leading to reception room.

SITTING ROOM

14' 9" x 10' 8" (4.49m x 3.24m)

Spacious open plan living area. Oak flooring. Fireplace with slate hearth. Under stair storage space. Built in storage cupboard. Wooden double doors with glass panels leading to living room.

LIVING ROOM

11' 1" x 10' 4" (3.39m x 3.14m)

Double glazed windows to front aspect. Cosy living room. Spanish tiled flooring. Original working fireplace with reclaimed Victorian tiles. Wall mounted radiator.

KITCHEN/DINER

19' 5" x 12' 7" (5.93m x 3.83m)

Fantastic breakfast room. Double glazed uPVC French doors leading to exceptionally large rear garden. Additional double glazed uPVC windows to rear aspect. Ample natural daylight. Oak flooring. Large kitchen with wall and base units and oak worktops incorporating large porcelain sink with dual tap. Ample storage. High specification tiled walls. Integrated electric double oven

UTILITY/SHOWER ROOM

Bespoke shower room. Skylight window and obscure glass square panel. High specification stone flooring with underfloor heating. Oak vanity unit with porcelain wash hand basin and dual tap with tiling over. Luxury tiled double shower cubicle with rainfall shower and additional shower attachment. W.C. Heated towel rail. Space for washing machine & condenser dryer. Spotlights. Extractor fan

FIRST FLOOR

Spacious landing. Stripped wooden floor boards. Doors leading to bedrooms and bathroom. Access to very large, insulated and boarded loft space, with fitted ladder.

MASTER BEDROOM

13' 10" x 8' 7" (4.21m x 2.62m)

Entered via double doors. Two large double glazed uPVC windows to front aspect. Large double bedroom. Stripped wooden floor boards. Two large built in double wardrobes. Feature fireplace. Wall mounted radiator.

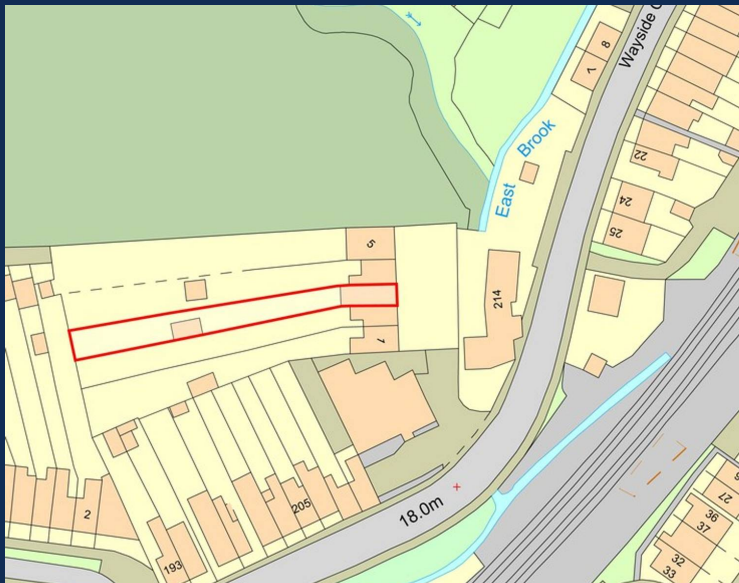
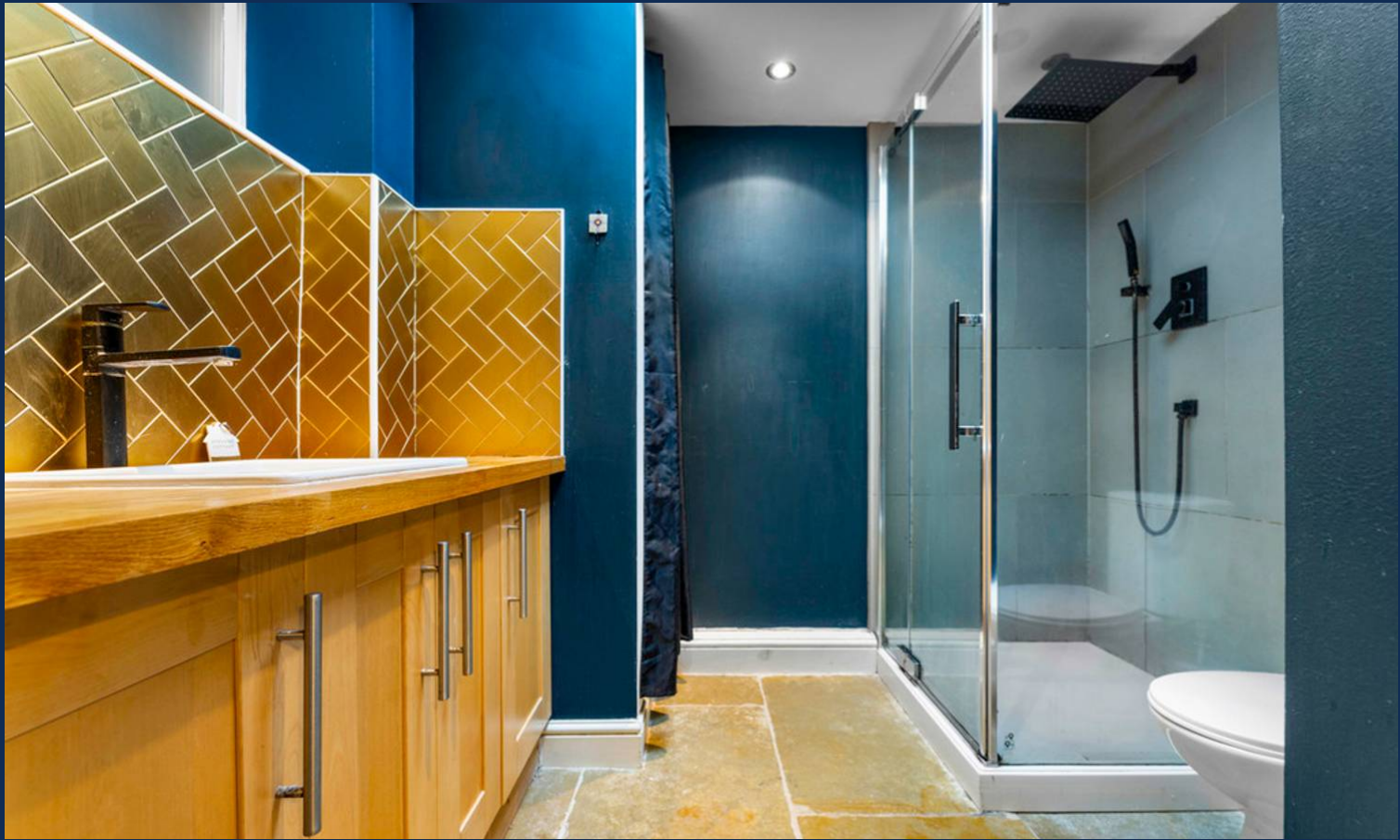
BEDROOM TWO

10' 8" x 8' 10" (3.25m x 2.69m)

Large double glazed uPVC windows to rear aspect, with lovely garden views. Spacious double bedroom. Stripped wooden floor boards. Two large built in double wardrobes. Feature fireplace. Wall mounted radiator.

BATHROOM

Beautiful family bathroom. Obscure double glazed uPVC windows to side aspect. Wooden flooring. Pedestal wash hand basin. Original free standing cast iron roll top bath. W.C. Exposed brick feature wall. Wall mounted radiator. Built in storage cupboard housing Combi-boiler. Spotlights.





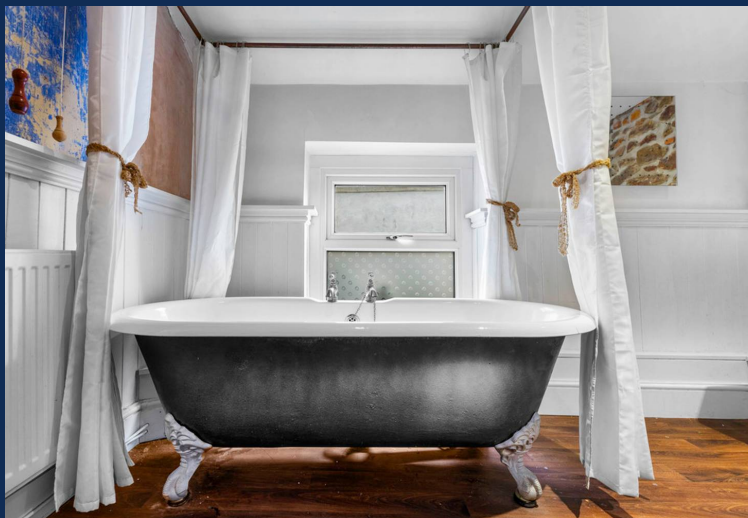
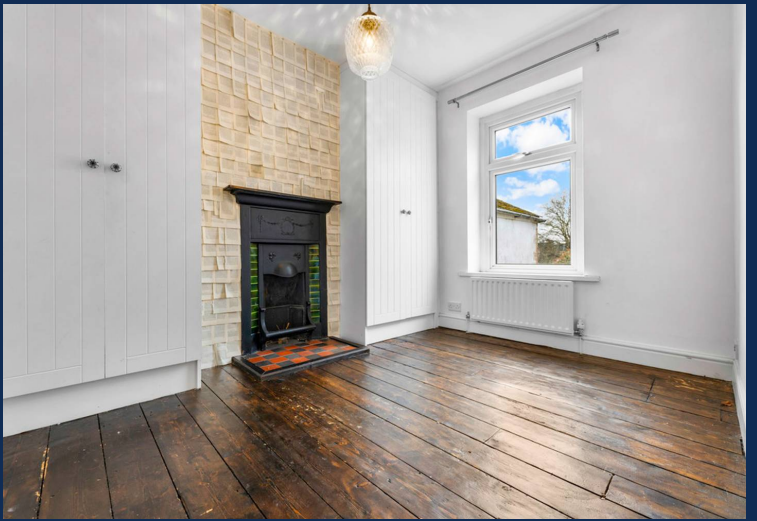
GARDEN

Exceptionally large south west facing rear garden. Paved seating area. Laid to lawn with fence surround. External lighting. Outside tap. Accessed from the kitchen/diner.

DRIVEWAY

2 Parking Spaces

Allocated parking area for 2/3 cars to front. External lighting. Large secure shed.





CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK