

# 26 Highwalls Road

Dinas Powys, The Vale Of Glamorgan, CF64 4AJ



A two bedroom stone cottage, located next to Dinas Powys Golf Club, just a short walk from the village centre. The property has been comprehensively renovated by the current owner with works including the opening up of the sitting and dining rooms to form an excellent living space along with the creation of a new kitchen / diner. There has been a full re-wire and a new central heating system as well as new uPVC double glazed windows, been upgrades made to the electrics and a new central heating system as well as new uPVC double glazed windows, bathroom and full redecoration throughout. There is a pleasant front garden and an enclosed rear garden with side access back to Highwalls Road that does allow for potential development in the future subject to Planning Permission. Sold with no onward chain. EPC: TBC.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£384,000**

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## **Accommodation**

### **Ground Floor**

#### **Living / Dining Space**

A fantastic open plan living and dining space with uPVC double glazed sash window to the front and feature wood panelling throughout. Exposed stone fireplace with wood burning stove. Coved ceiling. Central heating radiator. Power points and TV point. Wood flooring. Door to the kitchen / diner.

#### **Kitchen / Diner**

New fitted kitchen comprising wall units, larder cupboards and base units with stainless steel work surfaces. Integrated appliances including an electric oven and five burner gas hob. Single bowl sink. Velux window, along with double glazed window and door to the garden. Wood flooring. Space for a dining table and chairs.

### **First Floor**

#### **Landing**

Doors to both bedrooms and the bathroom.

#### **Bedroom 1**

A double bedroom to the front of the property, with uPVC double glazed sash window.

#### **Bedroom 2**

A second bedroom, another double bedroom and this time with uPVC double glazed window to the rear with woodland views and overlooking the garden. Built-in cupboard.

#### **Bathroom**

Suite comprising a shower cubicle with mixer shower, a WC and a sink.

### **Outside**

#### **Front**

The property benefits from a south facing front garden that provides an excellent spot to sit and watch the world go by. Laid to slate chippings and with the original stone front wall and red brick gate posts. Iron gate. Covered external porch over the front door.

#### **Rear Garden**

An enclosed rear garden with side access that runs back to Highwalls Road.

### **Additional Information**

#### **Tenure**

The property is freehold (WA104218).

#### **Council Tax Band**

The Council Tax band for this property is D, which equates to a charge of £2207.54 for 2026/27.

#### **Approximate Gross Internal Area**

TBC

#### **Utilities**

The property is connected to mains gas, electricity, water and sewerage services and has gas central heating.