

# Cross Common Road

DINAS POWYS, CF64 4TQ

**GUIDE PRICE £350,000**

**Hern &  
Crabtree**



# Cross Common Road

Enjoying a generous corner plot in the sought after village of Dinas Powys, this attractive three bedroom semi detached home has been well looked after.

The living room is centred around an attractive chimney breast, while the kitchen and dining room provides a practical space for everyday family life with direct access to the garden. Upstairs are three well proportioned bedrooms, a family bathroom and the added benefit of a separate shower room, making the layout ideal for growing families or those needing a little extra flexibility.

The gardens are a real highlight. Occupying an end corner plot, there is a real sense of space outside, with lawned areas, mature planting and several places to sit and enjoy the surroundings.

Dinas Powys continues to be one of the Vale of Glamorgan's most popular villages, thanks to its excellent balance of village life and convenience. A good selection of independent shops, cafés, pubs and everyday amenities can all be found nearby, along with well regarded schools and a strong sense of community. The village is surrounded by beautiful woodland and open green spaces, while the nearby coastline at Penarth and Sully offers some wonderful walks.



# 983.00 sq ft

## Front

Occupying a corner position, the property enjoys a raised front garden with pedestrian gate allowing access to the front of the property. The front garden wraps around to the side of the property.

## Porch

Enter via a double glazed door with a double glazed window to the front elevation. Tiled flooring. Wood panelled door to:

## Hallway

Staircase rising to the first floor. Radiator. Wood effect laminate flooring. Picture rail. Ceiling light. Wood panelled door to:

## Cloakroom

A two piece suite in white comprising: wash hand basin set into vanity with storage cupboard and close coupled WC. Wood effect laminate flooring.

## Lounge

A bright reception room with double glazed picture window to the front elevation. Picture rail. Feature focal fireplace with raised hearth and tiled chimney breast. Feature flooring.

## Kitchen/Dining Room

A well designed, light and spacious open plan kitchen/ dining room.

## Kitchen area

Offers a wide range of matching wall and base units with cupboards and drawers offering good storage facilities with white panelled doors and wood effect worktops over. Built in eye level electric oven. Four ring gas hob with chimney style extractor fan above. Stainless steel sink drainer unit with mixer tap above. Plumbing for washing machine. Space for tumble dryer. Integrated dishwasher. Space for American style fridge freezer. Door to understairs storage cupboard. Double glazed door to the side elevation giving access to the rear garden. Double glazed window to the rear elevation giving aspect to the garden. Two ceiling light points.

## Dining area

Space for table and chairs. Open plan to the kitchen which creates a lovely space for families and entertaining. Double glazed window to the rear elevation with aspect to the garden. Radiator. Picture rail.

## Landing

A split level landing. Double glazed window to the front elevation. Access to the loft space with pull down hatch and ladder. Wood panelled doors lead to bedrooms, bathroom & shower room.

## Bedroom One

A light and spacious principle bedroom. Double glazed window to the front elevation. Radiator. Two useful alcoves, ideal for wardrobes. Wood effect laminate flooring.

## Bedroom Two

A lovely second double bedroom. Double glazed window to the rear elevation with aspect to the garden. Radiator. Picture rail. Feature flooring.

## Bedroom Three

A light third bedroom. Double glazed window. Radiator.

## Family Bathroom

A modern three piece suite comprising: bath tub, wash hand basin set into vanity unit with storage beneath and WC with hidden cistern. Heated towel radiator. Walls are fully tiled. Double glazed obscure window.

## Shower Room

A useful additional shower room with fitted walk in shower cubicle with mains pressure shower. Walls are fully tiled. Obscure glazed window. Heated towel radiator.

## Garden

To the side and rear of the property is a well maintained and enclosed garden. Partly laid to lawn with mature shrubs and hedged borders. Good size sun terrace area, ideal for outdoors table and chairs. Area laid to chippings. Outside water tap. The garden is enclosed by timber fencing.

## Additional Information

Freehold. Council Tax Band F (Vale of Glamorgan). EPC rating TBC.

## Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance

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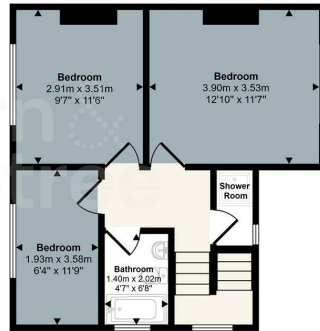
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Approx Gross Internal Area  
91 sq m / 983 sq ft



Ground Floor  
Approx 47 sq m / 503 sq ft



First Floor  
Approx 45 sq m / 479 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

