

73 Heol Hartrey

Dinas Powys, Vale of Glamorgan, CF64 4RL



A very well presented, modern three bedroom semi-detached house with good off road parking and a sunny south facing garden. Located on a very popular development, the property offers stylish living accommodation that comprises a spacious living room and a kitchen / diner on the ground floor along with three bedrooms and a bathroom above. The driveway provides off road parking for three vehicles and the garden is laid to both lawn and patios. Viewing advised. EPC: B.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£340,000

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Accommodation

Ground Floor

Hallway

Composite front door with double glazed panel. Wood effect vinyl flooring. Doors to the WC and living room as well as stairs to the first floor. Central heating radiator and power points.

Living Room 16' 1" x 11' 11" (4.9m x 3.62m)

A dual aspect room with uPVC double glazed windows to the front and side, both with fitted shutters. Fitted carpet. Power points and TV point. Central heating radiator. Door to the kitchen.

Kitchen 10' 7" x 15' 2" (3.22m x 4.62m)

A well-proportioned kitchen with dining space, to the rear of the house overlooking the garden. Vinyl floor. Fitted kitchen comprising wall units and base units with gloss doors and quartz effect laminate work surfaces. Integrated appliances including an electric oven, four zone electric hob, fridge freezer, dishwasher and washing machine. Single bowl stainless steel sink with drainer. Central heating radiator with cover. uPVC double glazed window to the rear with fitted shutters. uPVC double glazed doors giving access into the garden. Under stair cupboard.

WC 5' 4" x 3' 1" (1.63m x .94m)

Vinyl flooring continued from the hall. WC and sink. Central heating radiator.

First Floor

Landing

Fitted carpet to the stairs and landing. Central heating radiator with cover. Power points. Doors to all three bedrooms and the bathroom. Hatch to the loft space.

Bedroom 1 11' 9" x 8' 7" (3.58m x 2.62m)

Double bedroom to the front of the house, with en-suite shower room. uPVC double glazed window to the front with fitted shutters. Fitted carpet. Central heating radiator. Two fitted wardrobes. Power points and TV point. Door to the en-suite.

En-Suite 4' 6" x 7' 10" (1.36m x 2.39m)

uPVC double glazed window to the side. Vinyl floor. Suite comprising a shower cubicle with mixer shower, WC and sink. Extractor fan. Shaver point. Central heating radiator.

Bedroom 2 10' 3" x 8' 7" (3.13m x 2.61m)

Double bedroom with uPVC double glazed window to the front overlooking the garden. Fitted carpet. Fitted shutters to the window. Central heating radiator. Power points.

Bedroom 3 8' 9" x 6' 4" (2.66m x 1.92m)

Single bedroom, ideal as a home office. uPVC double glazed window to the front, with fitted shutters. Fitted carpet. Central heating radiator. Power points.

Bathroom 5' 7" x 6' 4" (1.71m x 1.92m)

Vinyl floor. Suite comprising a panelled bath, a WC and a sink. Extractor fan. Central heating radiator. uPVC double glazed window to the rear.

Outside

Front

To the front of the house is a small area laid to stone chippings and a pathway to the front door along with outside light. There is then a driveway to the side that gives off road parking for three cars and a gate into the rear garden.

Rear Garden

An enclosed rear garden with southerly aspect. Low maintenance and laid to patio and lawn along with an additional area to stone chippings that houses a timber shed. Outside tap and light.

Additional Information

Tenure

The property is freehold (CYM795340).

Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2531.99 for 2025/26.

Approximate Gross Internal Area

864 sq ft / 80.3 sq m.

Utilities

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











