7 St Dyfrig Close

Dinas Powys, Vale of Glamorgan, CF64 4UA









A modernised and extended three bedroom semi-detached house, located in a quiet cul-de-sac in a popular part of Dinas Powys within easy reach of the village centre as well as schools and public transport links including the train station. The extended ground floor comprises the porch, living room, spacious kitchen / diner, utility room and shower room / WC while there are the three bedrooms and bathroom above. There is a newly installed double glazed garden room. The full width front driveway provides off road parking for two cars side-by-side while the rear garden is private and low maintenance and has a fully equipped garden room. No chain. EPC: C.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£350,000

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Accommodation

Ground Floor

Porch *5' 3" x 4' 4" (1.6m x 1.32m)*
uPVC double glazed panel front door and a uPVC double glazed window to the side with pull-down blind. Herringbone effect flooring. Central heating radiator. Door to the living room.

Sitting Room *14' 8" x 13' 9" (4.47m x 4.2m)*
Wood effect flooring that runs throughout the ground floor. Staircase to the first floor and with doors to the rear of the property. Coved ceiling. Fireplace with wooden surround and an gasc fire. Large uPVC double glazed window to the front with Venetian blinds. Central heating radiator. Power points and TV point.

Kitchen / Diner *22' 3" x 12' 8" (6.77m x 3.87m)*
An open plan kitchen with dining or living space at the rear of the house with uPVC double glazed windows and door onto the garden. Wood effect flooring throughout. The fitted kitchen comprises of wall units and base units with cream gloss doors and wood effect laminate work surfaces with tiled splashbacks. Integrated appliances including an electric oven, grill, four zone electric hob, extractor hood, fridge and dishwasher. Single bowl stainless steel sink with drainer. Coved ceiling. Power points. Under stair cupboard. Central heating radiator. Two Velux windows. Roller blinds to both windows.

Utility Room *3' 8" x 7' 8" (1.12m x 2.34m)*
Wood effect flooring. Fitted wall and base unit with laminate work surface. Space for a dryer and for an American style fridge freezer. uPVC double glazed window to the side with roller blind. Power points.

Shower Room *6' 6" x 7' 10" (1.99m x 2.38m)*
Vinyl flooring and cladded walls. Suite comprising a walk-in shower with twin head mixer shower, a WC and a sink with storage below. uPVC double glazed window to the front with roller blind. Extractor fan. Recessed lights. Heated towel rail.

First Floor

Landing
Fitted carpet to the stairs and landing. Doors to all three bedrooms. uPVC double glazed window to the side with a pleasant view towards St Cadocs Avenue, and a fitted pull down blind. Hatch to the loft space.

Bedroom 1 *8' 7" x 15' 11" (2.61m x 4.85m)*
A spacious double bedroom with uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Coved ceiling. Power points. Fitted roller blind to the window. Wardrobes - to remain.

Bedroom 2 *8' 7" x 9' 0" (2.61m x 2.74m)*
The second double bedroom, this time with a uPVC double glazed window to the rear the overlooks the garden. Fitted carpet. Central heating radiator. Power points. Wardrobe - to remain.

Bedroom 3 *6' 0" x 11' 2" to doorway (1.83m x 3.41m to doorway)*
A front facing single bedroom with built-in cupboard over the stairs. Fitted carpet. uPVC double glazed window to the front with roller blind. Central heating radiator. Coved ceiling. Power points.

Bathroom *5' 10" x 6' 0" (1.79m x 1.82m)*
A fully tiled bathroom with a suite comprising of a panelled bath with mixer shower and glass screen and a vanity unit with WC, sink and storage below. Heated towel rail. Coved ceiling. uPVC double glazed window to the rear with pull-down blind.

Outside

Front
Off road parking to the front for two to three cars, laid to block paving. Outside light. Storage area.

Rear Garden
A very private and fully enclosed rear garden laid entirely to natural stone paving. This low maintenance garden has a well-sized pergola with perspex roof, painted fencing to each boundary and a large summer house with barbecue area. Outside lights, tap and numerous power sockets.

Garden Room
The property benefits from a recently installed and fully equipped garden room, perfect as a home office or studio but equally suited to being an additional living space or kids play room. The garden room has windows and doors out into the garden, has recessed lights and power points.

Additional Information

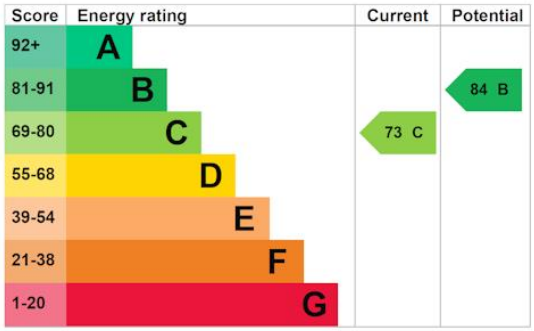
Tenure
The property is freehold (WA172229).

Council Tax Band
The Council Tax band for this property is D, which equates to a charge of £2,207.54 for 2026/27.

Approximate Gross Internal Area
916 sq ft / 85.1 sq m.

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

Energy Performance Certificate



Floor Plan



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