

# The Overview

**Property Name:**  
*Ashlea Cross Common Road*  
**Dinas Powys**  
**CF64 4TP**

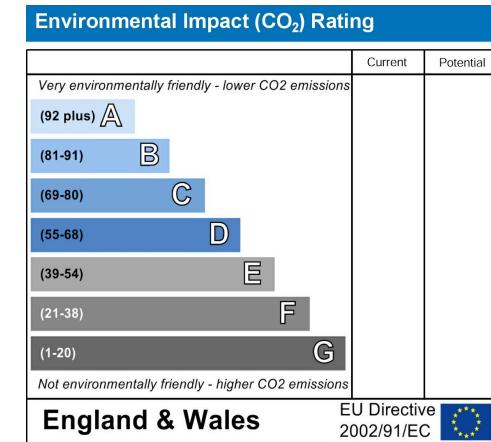
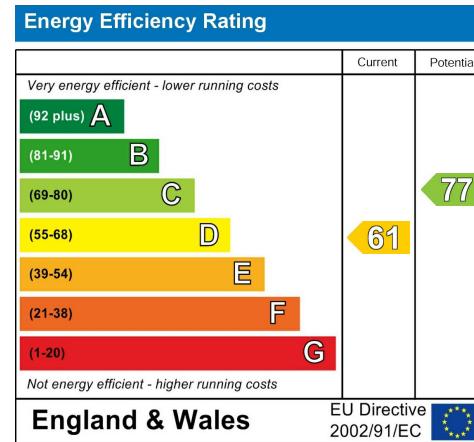
**Price:**  
*£800,000*

**Qualifier:**  
*Asking Price*

**3** **2**

**2** **D**

# The EPC



## The Bullet Points

- No Onward Chain
- Approx. 1.5 acres of land
- Feature brick fireplaces
- Original wooden flooring
- Stables and storage shed
- One-bedroom self-contained annex
- Two spacious reception rooms
- Country-style kitchen/diner
- Off-street parking
- Sought-after Dinas Powys location

# The Main Text

## No Onward Chain

Situated in a prominent position along the sought-after Cross Common Road, Ashlea is a beautifully presented, detached two-bedroom house with a modern one-bedroom annexe, all set within approximately 1.5 acres of stunning land/paddock. This unique and characterful property combines traditional features with modern comforts, offering versatile accommodation and impressive outdoor space in the heart of Dinas Powys.

Set back from the road with a landscaped front garden and generous off-street parking, the property makes a strong first impression. Upon entering, you're welcomed into a bright and inviting entrance hall. The first reception room is full of charm, featuring a striking exposed brick fireplace, original wooden beams, and dual-aspect windows that flood the space with natural light. Patio doors open out to the side garden, and a built-in storage cupboard adds practicality.

The kitchen/diner exudes a classic cottage feel with its wooden cabinetry and worktops, complemented by dark slate-tiled flooring throughout. A feature brick fireplace with a log burner adds warmth to the dining area, which easily accommodates a large dining table perfect for gatherings. There is also access to an under-stairs storage cupboard, the rear garden, and a downstairs toilet/utility room.

The second reception room is another generously sized and bright space, enhanced by large windows and a sliding door that leads out to the front garden, making it ideal as a second lounge, home office, or family room.

Upstairs, you'll find two spacious double bedrooms, both finished with original wooden flooring and built-in storage. The family bathroom is neutrally styled, featuring a white bath and shower unit, a matching sink and toilet, and the same beautiful wood flooring throughout.

The rear garden is a true highlight, comprising approximately 1.5 acres of beautifully maintained outdoor space, including patio areas perfect for entertaining, stables, a storage shed, and a large lawned section that offers privacy and potential.

A key feature of this property is the detached one-bedroom annexe, located in the garden. This modern space comprises an open-plan living, dining, and kitchen area with neutral finishes and natural light throughout. The double bedroom is bright and spacious, and the annexe also includes a stylish shower room with a white suite.

## Additional Information

Type of home- Detached House

Tenure- Freehold

EPC Rating- D

Council tax band- F

Borough- Vale of Glamorgan

## Local Area

Dinas Powys is a highly sought-after village in the Vale of Glamorgan, known for its welcoming community and picturesque surroundings. The area offers a delightful blend of rural charm and village life, featuring a selection of independent shops, cosy cafes, traditional pubs, and scenic walking trails. Residents enjoy access to nearby woodlands, parks, and open countryside, making it a perfect location for those who appreciate nature and outdoor activities. With its rich history and strong sense of local identity, Dinas Powys provides a peaceful yet vibrant setting that appeals to a wide range of lifestyles.

## Schools

The local area offers a selection of well-regarded schools, catering to students of all ages, from primary to secondary. These schools are recognised for their rigorous academic standards, supportive learning environments, and active community involvement. Families in the area benefit from a choice of educational settings, many of which place a strong emphasis on personal development, creativity, and outdoor learning. With a reputation for nurturing students and encouraging achievement, the local schools contribute to the area's appeal as a family-friendly place to live.

## Local Transport

Dinas Powys benefits from convenient and reliable transport connections, making it easy to travel to nearby towns and cities. The village has a local train station offering regular services, making it ideal for commuters and those exploring the wider region. Road access is equally straightforward, with routes connecting to Barry, Penarth, and Cardiff. Whether travelling for work or leisure, residents enjoy the ease of movement in and out of the area, while still being able to return to the peaceful surroundings of village life.

## Material Information Property Report

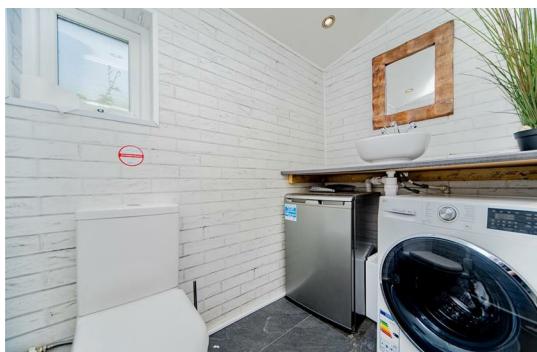
You can click the property report to view the Utility Supply, Rights and Restrictions, Risks, and a full in-depth report on the property.

Please contact us directly if you'd like a link or PDF sent to you.

NTSELAT Approved

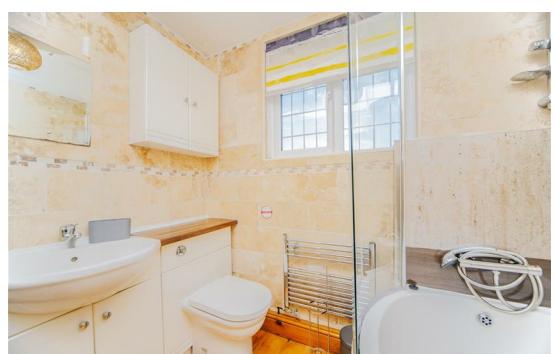
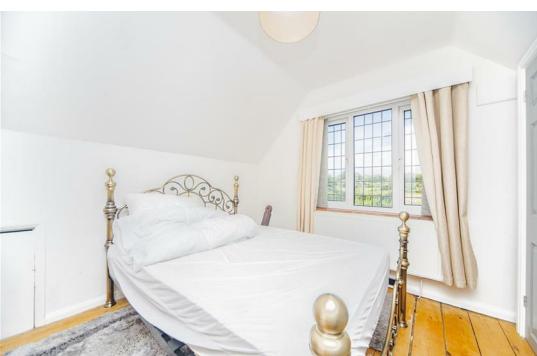
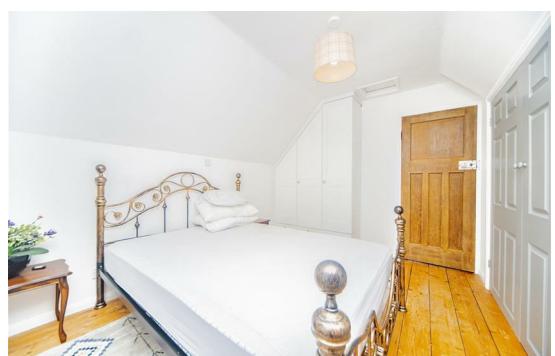
# The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.



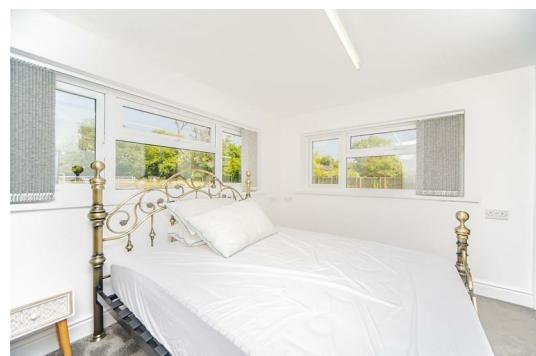
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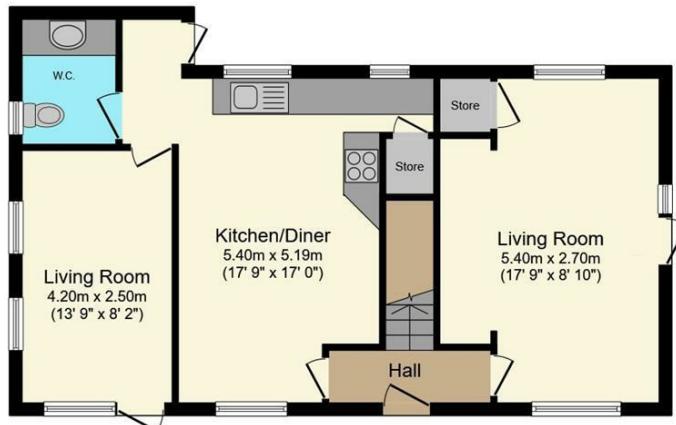
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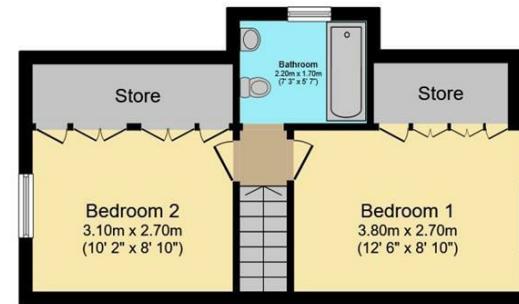
# The Floorplan

# The Map



**Ground Floor**

Floor area 59.8 sq.m. (644 sq.ft.)



**First Floor**

Floor area 32.3 sq.m. (348 sq.ft.)

Total floor area: 92.2 sq.m. (992 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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