



Sheppard  
& Bear

Sunnycroft Rise | | Dinas Powys | CF64 4QN

£425,000



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Nestled in the charming area of Sunnycroft Rise, Dinas Powys, this delightful detached property offers a perfect blend of comfort and convenience. Spanning an impressive 1,234 square feet, the property boasts a well-designed layout that is ideal for both relaxation and entertaining.

Upon entering, you are welcomed into a spacious lounge/dining room, which provides a warm and inviting atmosphere. The ground floor also features a versatile reception room that can serve as a third bedroom, along with a convenient shower room and WC. The conservatory adds an extra touch of light and space, making it a lovely spot to enjoy the garden views.

The first floor is home to two generously sized double bedrooms, complemented by a family bathroom that

- Detached, no onward chain
- Spacious lounge/dining room
- Versatile reception/bedroom 3
- Conservatory
- Ground floor shower room
- Two double bedrooms upstairs
- Four piece family bathroom
- Driveway and garage parking
- Near train station
- Close to village amenities

**Entrance hall**

**Shower room**

**WC**

**Bedroom 3 / Reception room**

11'5 x 9'4 (3.48m x 2.84m)

**Lounge/dining room**

21'10" x 13'0" max (6.4m x 3.96m max)

**Conservatory**

10'0 x 6'0 (3.05m x 1.83m)

**Kitchen**

11'4" x 9'5" (plus door recess)  
 (3.35m x 2.74m (plus door recess))

**First floor landing**

**Bedroom 1**

14'3" x 13'10" max (4.27m x 3.96m max)

**Bedroom 2**

14'5" max x 9'5" (4.27m max x 2.74m)

**Bathroom**

8'8" max x 6'8" (2.44m max x 1.83m)

**Outside and parking**



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 Make3D Pro.

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

Council Tax Band F  
 EPC Rating

Cyncoed  
 Cardiff  
 CF23 6SZ  
 02921 051927  
 gavin@sheppardandbear.com