



## Greenfield Avenue, £350,000

- COUNCIL TAX BAND - E
- GARAGE AND DRIVEWAY
- SOUGHT - AFTER VILLAGE LOCATION
- CLOSE TO LOCAL AMENITIES
- CLOSE TO TRAIN STATION
- EPC Rating: D



 3  1  2



## Accommodation

### About the property

Located in the popular village of Dinas Powys, this well-presented three-bedroom semi-detached home offers comfortable family living with a detached garage and the River Cadoxton flowing at the rear of the garden, with excellent access to local amenities, schools, and transport links.

The ground floor comprises a welcoming entrance hallway leading through to a bright and spacious living room, ideal for both relaxing and entertaining. To the rear, a modern kitchen/dining area provides ample storage and worktop space, with direct access to the rear garden — perfect for family life and summer gatherings.

Upstairs, the property offers three well-proportioned bedrooms, including two doubles and a good-sized single, along with a contemporary family bathroom.

Externally, the property benefits from a private driveway providing off-road parking, leading to a detached garage. To the rear is an enclosed garden offering an excellent space for outdoor entertaining, children or pets. Situated within easy reach of highly regarded local

schools, village shops, cafes, and scenic coastal walks, the property also enjoys excellent transport connections to Cardiff, Barry, and the M4 corridor.

#### Porch

An enclosed entrance porch offering a practical and welcoming first impression, ideal for storing coats and footwear.

#### Entrance Hall

access to the ground floor accommodation and stairs rising to the first floor.

#### W.C

Located on the first floor, fitted with a low-level WC and wash hand basin. An ideal addition for family living and guest convenience.

#### Lounge

12' 6" max x 11' 5" max ( 3.81m max x 3.48m max )

A bright and well-proportioned reception room offering ample space for living area. A front-facing window allows plenty of natural light, creating a comfortable and inviting living space.

#### Kitchen/Dining Room

17' 7" max x 13' 1" max ( 5.36m max x 3.99m max )



A spacious and modern open-plan kitchen/dining area, fitted with a range of contemporary wall and base units with complementary work surfaces. There is ample space for a dining table, making it an ideal setting for family meals and entertaining, with windows and doors allowing plenty of natural light and access to the garden.

**Utility Area**

A useful utility area offering space and plumbing for white goods, along with additional storage, ideal for everyday household use.

**Landing**

Providing access to all three bedrooms and the family bathroom, with loft access

**Bedroom 1**

13' 2" max x 10' 11" max ( 4.01m max x 3.33m max )

A generous double bedroom overlooking the rear garden, offering ample space for a double bed and additional bedroom furniture.

**Bedroom 2**

12' 6" max x 10' 8" max ( 3.81m max x 3.25m max )

A further well-proportioned double bedroom positioned to the front of the property

**Bedroom 3**

8' 11" max x 6' 8" max ( 2.72m max x 2.03m max )

A good-sized third bedroom, ideal for use as a child's room, home office or study.

**Bathroom**

Fitted with a modern white suite comprising a panelled bath with shower over, wash hand basin and low-level WC.

**Driveway**

A private driveway to the front/side of the property providing off-road parking

**Garage**

A single garage providing useful additional storage.

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## Floorplan



Total floor area 99.8 m<sup>2</sup> (1,074 sq.ft.) approx

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