

25 Cae'r Odyn

Dinas Powys, The Vale Of Glamorgan, CF64 4UF



A modern, extended semi-detached property with additional living space, a fourth bedroom and extra bathroom, located in a quiet spot close to the park and village centre in Dinas Powys. Ideal for couples of all ages as well as families, the ground floor accommodation comprises the porch and entrance hall, two reception rooms, kitchen and utility room. The first floor has the four bedrooms and two bathrooms. The property has off road parking to the front, a garage and an enclosed, mature rear garden. Viewing advised. EPC: C.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£365,000

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Accommodation

Ground Floor

Porch 5' 11" x 3' 11" (1.81m x 1.2m)

Tiled floor. uPVC double glazed front and inner doors plus windows to both sides. Electric light.

Hall

Attractive wood flooring. Doors to both reception rooms and an open doorway to the kitchen. Central heating radiator. Phone points.

Sitting Room 9' 9" x 16' 11" (2.96m x 5.16m)

A spacious additional sitting room with attractive wood flooring and a large uPVC double glazed window to the front. Coved ceiling. Inset electric fire. Central heating radiator. Power points and TV point. Doors from the hall and into the utility room.

Living / Dining Room 11' 8" max x 22' 10" max (3.55m max x 6.97m max)

A spacious living and dining room with a dual aspect having uPVC double glazed windows to the front and doors to the rear into the garden. Wood flooring continued from the hall. Central heating radiator. Power points.

Kitchen 8' 0" x 11' 1" (2.44m x 3.39m)

A family kitchen comprising of wall units and base units with white gloss cabinet doors and wooden work surfaces with matching upstands and tiled splashbacks. Integrated AEG appliances including an electric oven and gas hob. Plumbing for dishwasher. One and a half bowl stainless steel sink with drainer. uPVC double glazed window to the rear overlooking the garden. Power points.

Utility Room 9' 8" x 11' 8" (2.95m x 3.55m)

This is a useful utility space which gives access from the kitchen and sitting room into the garden. uPVC double glazed door and window. Fitted wooden work surface with plumbing for washing machine and dryer below. Wall mounted gas combination boiler. Central heating radiator. Power points. Coved ceiling. Tiled flooring continued from the kitchen.

First Floor

Landing

Fitted carpet to the stairs and landing. Doors to all four bedrooms and the bathroom. Built-in airing cupboard with fitted shelving. Power point. Hatch to the loft space.

Bedroom 1 9' 8" x 15' 7" (2.95m x 4.75m)

A double bedroom with uPVC double glazed window to the front and an en-suite shower room to the rear. Wood effect laminate flooring. Central heating radiator. Coved ceiling. Fitted wardrobe. Power points. Door to the en-suite.

En-Suite 9' 7" x 5' 7" (2.93m x 1.71m)

Tiled floor and part tiled walls. Suite comprising a walk-in, twin head shower, a WC and a pedestal sink. Two uPVC double glazed windows to the rear. Heated towel rail.

Bedroom 2 9' 9" x 14' 1" into wardrobe (2.98m x 4.3m into wardrobe)

A large double bedroom with uPVC double glazed window to the front. Wood effect laminate flooring. Central heating. Power points.

Bedroom 3 9' 0" to doorway x 8' 6" (2.74m to doorway x 2.6m)

Wood effect laminate flooring. uPVC double glazed window to the rear overlooking the garden. Central heating radiator. Power points.

Bedroom 4 7' 5" x 7' 11" (2.26m x 2.41m)

A single bedroom, ideal as a home office and with a uPVC double glazed window to the front. Central heating radiator. Power points.

Bathroom 8' 3" x 5' 6" (2.52m x 1.67m)

Laminate flooring and part tiled walls. A suite comprising of a panelled bath with mixer shower and glass screen, a pedestal sink and a WC. uPVC double glazed window to the rear. Heated towel rail.

Outside

Front

A lawned front garden and paved patio, with a driveway to the side that provides parking for three vehicles. Part of this driveway is gated, and that further section leads to the garage. The lawned area has attractive mature hedge plants.

Rear Garden

A well-proportioned rear garden with paved patio and lawn. Fully stocked with mature plants and trees, this garden has excellent space and is very private, with a easterly aspect. Outside tap. Gated side access to the driveway and front area as well as being open to the garage.

Garage 8' 0" x 25' 10" (2.44m x 7.88m)

Up and over garage door to the front, windows to the side and a door to the side into the garden. The garage is split into two different areas.

Additional Information

Tenure

The property is freehold (CYM321914).

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £3188.67 for 2026/27.

Approximate Gross Internal Area

1346 sq ft / 125.0 sq m.

Utilities

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

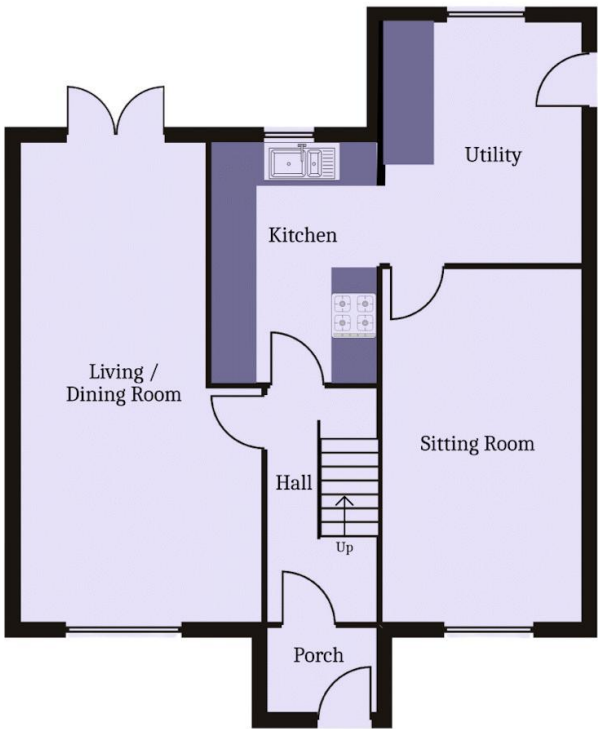
Flood Prevention Measures

Although the property has not been affected by flooding, it did receive Welsh Government funded flood prevention measures including doors (inner front door and patio doors), barriers on the front ground level window (living / dining room) and the side door off the utility room, a non-return valve on the external plumbing and a silicone spray to 60cm height on all external walls.

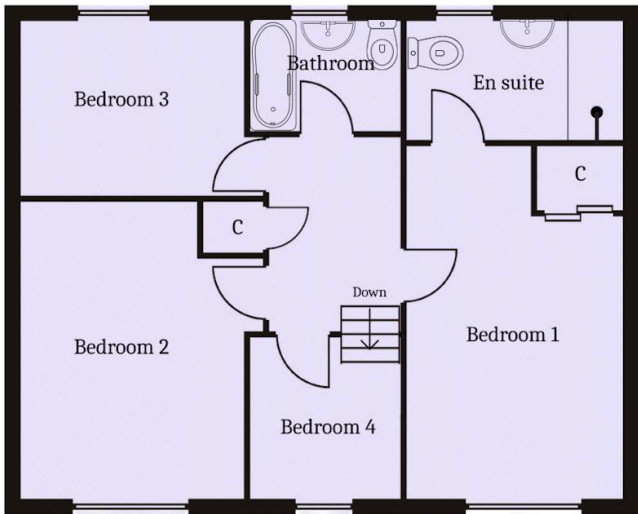
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Ground Floor



First Floor

For illustrative purposes
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