

1 Clos Glascoed

Dinas Powys, The Vale Of Glamorgan, CF64 4RP



A modern four bedroom detached house with south facing garden, driveway parking and garage, located on a 2019/20 build development close to a number of local schools as well as shops and other facilities. The living accommodation comprises the entrance hall, two reception rooms, kitchen / diner and WC on the ground floor along with 4 bedrooms and two bathrooms above. As well as the parking and garage, the property has a low maintenance rear garden which is perfect for children and for entertaining alike. The property has been upgraded by the current owner with work including a new kitchen, carpets and decoration throughout. EPC: B.

**David
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Your local Estate Agent & Chartered Surveyor

£519,950

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Accommodation

Ground Floor

Hall

Composite front door with double glazed panel. Wood effect LVT flooring. Central heating radiator. Two built-in cupboards. Power points. Doors to both reception rooms, the WC and the kitchen / diner. Stairs to the first floor.

Sitting Room 10' 3" x 16' 10" (3.12m x 5.13m)

A dual aspect sitting room with uPVC double glazed window to the front and well as matching doors to the rear into the garden - this allows excellent natural light here throughout the day. Fitted carpet. Two central heating radiators. Power points and TV point. There is a roller blind to the front and Venetian blinds to the rear.

Study / Snug 9' 9" x 10' 10" (2.98m x 3.29m)

A second sitting room, ideal as a study or playroom. Once again, this has a dual aspect with uPVC double glazed windows to the front and side - both windows with fitted roller blinds. Fitted carpet. Power points and TV point. Central heating radiator.

Kitchen / Diner 15' 1" max x 13' 7" max (4.59m max x 4.13m max)

An open plan kitchen / dining space to the back of the house with uPVC double glazed doors to one side, into the garden, a uPVC double glazed window to the rear and another two double glazed windows to the other side. The modern fitted kitchen comprises of wall units, a tall larder cupboard, base units and a central island, all with shaker style cabinet doors and quartz work surfaces and matching upstands. Integrated appliances including an electric oven, four burner gas hob with extractor hood, dishwasher, washing machine and fridge freezer. One and a half bowl composite sink with drainer. Part tiled walls. Central heating radiator. Power points. Plenty of space for a dining table and chairs.

WC 2' 10" x 5' 5" (0.87m x 1.66m)

Wood effect LVT flooring continued from the hall. WC and pedestal sink. Central heating radiator. Extractor fan and light.

First Floor

Landing

Fitted carpet to the stairs and landing. Doors to all four bedrooms and the bathroom. Central heating radiator. Power points. uPVC double glazed window to the rear with fitted roller blind.

Bedroom 1 15' 2" x 10' 2" (4.62m x 3.09m)

A spacious main bedroom with en-suite shower room and lots of space for wardrobes. Dual aspect with uPVC double glazed window to the side and rear - both with Roman blinds. Central heating radiator. Power, data and TV points. Door to the en-suite.

En-Suite 3' 11" x 6' 9" (1.19m x 2.07m)

Tile effect vinyl flooring and part tiled walls. uPVC double glazed window to the side with roller blind. Suite comprising a shower cubicle with electric shower, a WC and a pedestal sink. Central heating radiator. Bathroom cabinet with mirrored doors. Extractor fan.

Bedroom 2 14' 10" x 10' 4" to doorway (4.52m x 3.15m to doorway)

A double bedroom with uPVC double glazed windows to the front and side, both with fitted roller blinds. Fitted carpet. Central heating radiator. Power points. Recess for wardrobes and / or desk as required.

Bedroom 3 12' 5" x 10' 4" to doorway (3.78m x 3.15m to doorway)

Another double bedroom, this time with a uPVC double glazed windows to the front. Fitted carpet. Central heating radiator. Power points. Recess for wardrobes and desk, once again as required.

Bedroom 4 7' 1" x 7' 6" (2.17m x 2.28m)

A single bedroom with uPVC double glazed window to the rear that overlooks the garden. Fitted carpet. Central heating radiator. Power points.

Bathroom 5' 8" x 6' 9" (1.72m x 2.07m)

Tiled effect vinyl flooring and part tiled walls that matches the en-suite. Panelled bath with twin head mixer shower and glass screen, a WC and a pedestal sink. Heated towel rail. Bathroom cabinet with mirrored doors. Extractor fan.

Outside

Front and Side

Off road parking for two to three cars on a driveway to the side of the property, that leads to the garage. Front lawn and mature plants.

Garage 11' 1" x 19' 8" (3.37m x 5.99m)

Up and over garage door to the front along with a uPVC double glazed door to the side. Electric light and power points. Loft style storage.

Rear Garden

An enclosed rear garden with lawn with three mature trees and paved patio. Secure but attractive brick walls to the side and rear. Access into the garage. Gated access to the driveway. Outside light, power points and tap.

Additional Information

Tenure

The property is freehold.

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

1109 sq ft / 103 sq m.

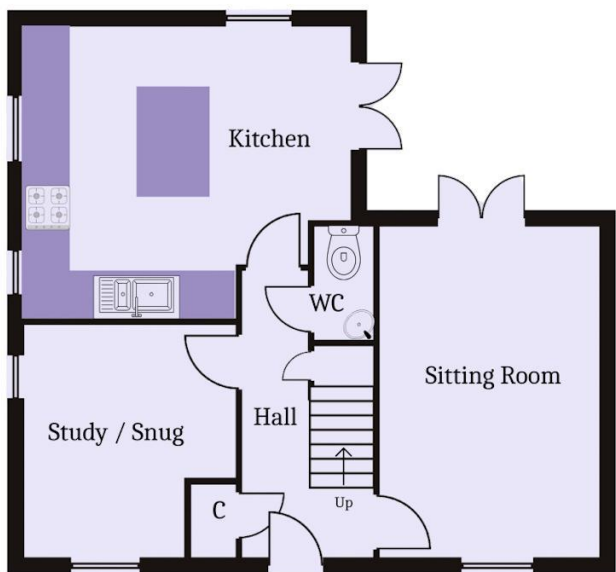
Utilities

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

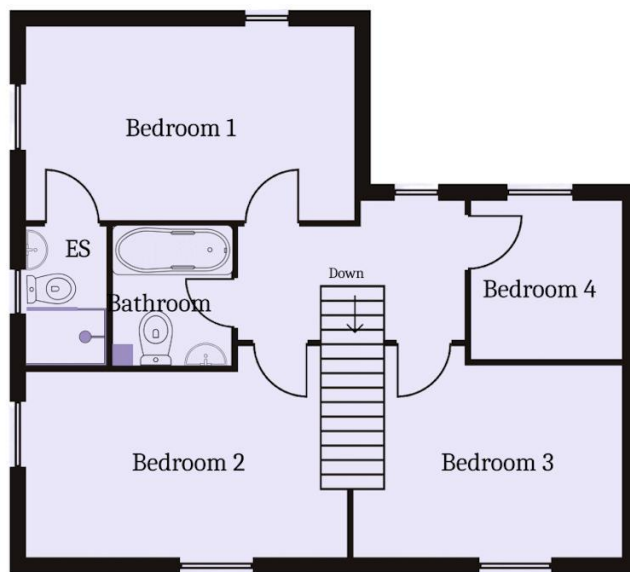
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	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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