

4 Station Court

Station Road, Dinas Powys, Vale of Glamorgan, CF64 4DE



** An immaculate first floor two bedroom apartment located in the centre of Dinas Powys village. ** Close to shops, bars, train station, the common and not far from the local primary school, tennis club and bowls club. ** Wide hallway with two large built-in cupboards, along with an open plan living / dining room and kitchen. ** The fully fitted kitchen has a frost-free fridge freezer, oven, 6 burner hob, wide extractor hood and disheadher. There are two bathrooms - one an en-suite. ** New boiler, with warranty. ** Underfloor heating. ** Communal garden. ** Allocated parking space. ** In excellent condition throughout. ** Leasehold with a share of the freehold. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£239,950

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Hall

Fitted carpet. Three built-in cupboards - one is a utility cupboard with plumbing for washing machine and dryer - and another with a wall mounted gas combination boiler. This boiler is still under warranty. Coved ceiling. Recessed lights. Power points. Space for a desk which is ideal as a home working area - it could alternatively provide additional storage space. Door entry phone. Doors to the two bedrooms, bathroom and living room.

Living Room 13' 8" x 14' 9" (4.16m x 4.5m)

A living room open plan to the kitchen. Fitted carpet with under floor heating. Two double glazed sash windows - uPVC on the outside and wood on the inside - which give lovely views across Dinas Powys to Penarth. Coved ceiling. Power points and TV point.

Kitchen 13' 8" x 6' 7" (4.16m x 2m)

Tiled floor with under floor heating. Fitted kitchen comprising wall units, a pantry style cupboard and base units with laminate work surfaces. Integrated appliances including an electric oven, five burner gas hob, extractor hood and stainless steel splashback, fridge freezer and dishwasher. One and a half bowl stainless steel sink with drainer. Part tiled walls. Coved ceiling. Recessed lights and a light tube. Power points. Space for a table and chairs. Coved ceiling.

Bedroom 1 9' 6" x 9' 10" (2.89m x 3m)

Double bedroom with en-suite shower room. Fitted carpet with under floor heating. Double glazed sash window with uPVC on the outside and wood on the inside. Power points and TV point. Coved ceiling. Door and glass block wall to the en-suite.

En-Suite 9' 5" x 2' 11" (2.87m x 0.9m)

A fully tiled en-suite shower room consisting of a shower cubicle with mixer shower, WC and sink. Extractor fan. Recessed lights. Under floor heating.

Bedroom 2 7' 4" x 10' 11" (2.23m x 3.32m)

The second bedroom, but another good size. Fitted carpet with under floor heating. uPVC double glazed window with pleasant view across Dinas Powys towards Penarth. Coved ceiling. Power points.

Bathroom 7' 10" x 4' 9" (2.38m x 1.46m)

Suite comprising a paneled bath with electric shower and folding glass screen, WC and sink. Tiled floor with under floor heating, and fully tiled walls. High level glass blocks to the hall. Extractor fan. Recessed lights and light tube. Fitted mirror.

Outside

The property benefits from an allocated parking space and use of the communal garden which comprises a decked area and an additional space which has the potential to be a very pleasant garden. The parking area has outside lights.

Additional Information

Tenure

The property is held on a leasehold basis (CYM231071) with 125 years from 12 April 2005 (104 remaining). There is also a share of the freehold (CYM124979).

Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2,698.10 for the year 2026/27.

Service Charge and Ground Rent

The seller has informed us that the current service charge is £60 per month, and that there is no ground rent.

Approximate Gross Internal Area

750 sq ft / 69.7 sq m.

Utilities

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

Energy Performance Certificate

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

Floor Plan











