

2 Highwalls Avenue

Dinas Powys, Vale of Glamorgan, CF64 4AP



A once-in-a-lifetime opportunity to purchase this 16th Century stone cottage which has been in the same family for over 150 years, located just a short walk from the centre of Dinas Powys village. The property retains some original character and has accommodation over two floors comprising two reception rooms, kitchen, three bedrooms and two bathrooms including ground floor shower room. The property benefits from attractive gardens to the front and rear as well as an off road parking space. Sold with no onward chain. Viewing advised. EPC: E.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£475,000

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Accommodation

Ground Floor

Sitting Room *9' 5" into recess x 17' 2" into bay (2.86m into recess x 5.24m into bay)*

Fitted carpet. Period fireplace with open fire (not checked), cast iron grate and wooden surround. Wooden double glazed sash windows to the front and rear. Cornice. Central heating radiator. Power points.

Living Room *15' 10" into recess x 17' 9" into bay (4.83m into recess x 5.4m into bay)*

A well-proportioned room open plan from the front door and with a staircase to the first floor. Original stone fireplace and hearth with wooden lintel and a more modern gas fire. Recessed dresser to one side and a wooden double glazed sash window to the other. Central heating radiator. Power points. Wooden double glazed sash window to the front. Open to the kitchen and with a door into the sitting room.

Kitchen *13' 1" x 9' 10" (4m x 3m)*

Tiled floor and part tiled walls. Fitted kitchen comprising wall units and base units with wooden doors and laminate work surfaces. Freestanding cooker with oven, grill and four burner gas hob and extractor over. Freestanding washing machine. Single bowl stainless steel sink with drainer. Wall mounted gas combination boiler. Central heating radiator power points. uPVC double glazed door to the garden, wooden double glazed windows to the rear and a door at the side into the wet room. Coved ceiling. Recessed lights.

Wet Room / WC *4' 8" x 9' 6" (1.43m x 2.89m)*

A ground floor wet room with mixer shower, WC and pedestal sink. Vinyl floor and fully tiled walls. uPVC double glazed window to the side. Central heating radiator. Recessed lights. Extractor fan.

First Floor

Landing

Fitted carpet to the stairs and landing. Doors to all three bedrooms and the bathroom.

Bedroom 1 *11' 7" into recess x 17' 3" max (3.52m into recess x 5.26m max)*

Double bedroom with wooden double glazed sash window to the front. Fitted carpet. Power points. Built-in cupboard.

Bedroom 2 *12' 4" into recess x 8' 0" max (3.76m into recess x 2.44m max)*

Another front facing double bedroom with wooden double glazed sash window. Fitted carpet. Central heating radiator. Power points. Fitted shelf.

Bedroom 3 *13' 0" x 9' 10" (3.97m x 3m)*

A third double bedroom, this time to the rear of the property and with wood double glazed windows overlooking the garden. Fitted carpet. Central heating radiator. Power points.

Bathroom *6' 4" x 9' 3" into window (1.94m x 2.82m into window)*

Fitted carpet. Suite comprising a panelled bath with electric shower, a WC and a pedestal sink. Wooden double glazed window to the rear. Central heating radiator. Part tiled walls.

Outside

Front

A pleasant lawned front garden with mature privacy hedging to the front, an iron gate and a natural stone pathway to the front door. Many trees and plants. Side access to the rear garden on both sides.

Rear Garden

A very attractive cottage garden with extensive planting, patio area and natural stone pathways running throughout. Plants and trees include mature bay and apple, numerous rose bushes, hydrangeas and blackberry bushes. There is a timber shed and wide side access to the front. Outside tap.

Additional Information

Tenure

The property is freehold (WA683256).

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

1244 sq ft / 115.6 sq m.

Utilities

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Floor Plan











