



Hillandale Pen-Y-Turnpike Road  
Dinas Powys, CF64 4HG

Watts  
& Morgan



# Hillandale Pen-Y-Turnpike Road

Dinas Powys CF64 4HG

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## Guide Price £1,400,000 Freehold

5 Bedrooms | 3 Bathrooms | 3 Reception Rooms  
1.2 acre plot | Swimming Pool

A substantial detached property in Dinas Powys offering five bedrooms, three bathrooms and a generous plot of 1.2 acres. Substantial accommodation over 4,200 sq. ft, conveniently located to Cardiff City Centre and the M4 motorway. To include; entrance hall opening onto main hallway with staircase and gallery, sitting room leading to entertainment area with bar, formal dining room and contemporary fitted kitchen/breakfast room. Plus, a utility and two WCs. First floor gallery with large balcony; two en-suite double bedrooms, home office, three further bedrooms and a family bathroom/WC. Generous lawned gardens, swimming pool and patio areas. Separate detached cottage offering further scope for development/annexe.

Viewing highly recommended to appreciate this sizeable family home.

EPC Rating; 'E'.

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### Directions

Cardiff City Centre – 7.0 miles

M4 Motorway – 6.4 miles

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Your local office: Cowbridge

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## Summary of Accommodation

### ABOUT THE PROPERTY

A large welcoming entrance hall provides floor to ceiling windows overlooking the front garden which is a lovely sitting place to enjoy the outlook with Terrazzo style floor tiles.

Double-glazed doors lead through into the hallway with central sweeping staircase and a gallery.

Broad double glass doors lead through into the main open-plan living space with central feature gas fire and stone chimney with quarry tiled hearth. A light-filled dual aspect room with two picture curved windows to the front aspect and sliding patio doors provide access onto the rear paved garden and swimming pool.

An archway seamlessly flows into the entertaining area with fully fitted bar and space for high stools. From here is the original entrance porch with modern 2-piece cloakroom/WC and an enclosed staircase leads to the first floor (blocked off but could be re-instated).

To the opposite side of the property, double curved doors open into the formal dining room enjoying wrap-around views over the grounds with sliding aluminium doors leading out onto the south-facing lawn.

To the rear of the property is the kitchen which has been fitted with a range of contemporary matt stone-effect wall and base units. Integral appliances to include to remain; 'AEG' double oven, separate grill, induction hob with modern extractor hood above and glass splash-back, fridge/freezer, dishwasher, wine cooler and a washing machine. With complementary work surface, double sink unit with additional stainless steel sink and space for a breakfast table and chairs. The kitchen is fitted with ceramic tiled flooring and enjoys a curved broad window overlooking the south-facing garden.

From the kitchen there is access into a utility room which leads out to the rear garden, a fully tiled 2-piece cloakroom and a walk-in pantry.

To the first floor, an impressive gallery presents aluminium sliding doors which open onto a porcelain balcony enclosed with metal balustrade offering a superb elevated view over the gardens and grounds. Also, there is a walk-in laundry closet which houses the hot water tank.

The principal bedroom provides a range of traditional fitted furniture and benefits from its own 6-piece en-suite bathroom with separate shower and corner bath.

The second double bedroom also has a 4-piece en-suite bathroom. A home office area connects to the rest of the bedrooms and can be separated by opening up the original staircase from below the smallest bedroom.

To this side of the property there is an additional laundry closet with hot water tank, family bathroom with separate WC and two double bedrooms both facing the rear garden along with a single room/dressing room.



## GARDENS AND GROUNDS

Hillandale is approached off Pen-Y-Turnpike Road onto a large gated driveway providing ample off-road parking for several vehicles leading to a double garage with an electrically operated door, pedestrian access to the rear and full power supply.

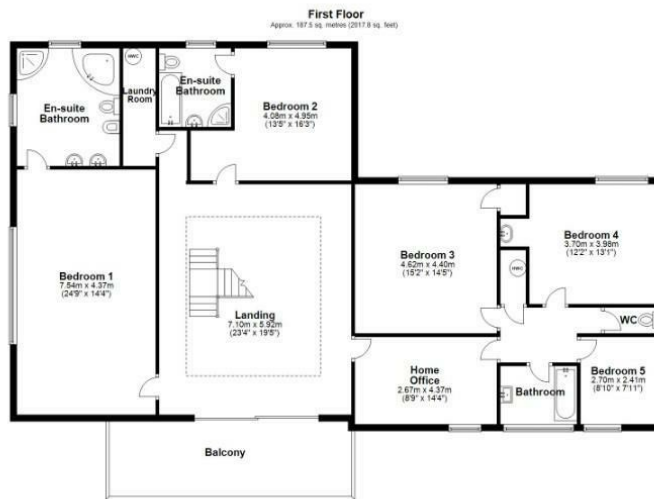
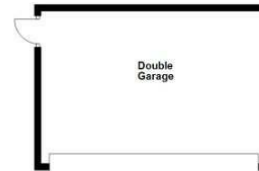
The generous grounds equate to 1.24 acres and offer a good degree of privacy to each area of the garden with tall trees and an abundance of colourful foliage with mature shrubs.

The front garden is laid to lawn enjoying wrap around lawns and paving to the rear garden with swimming pool. There is a separate pump house for the pool with boiler room which houses the 'Worcester' gas boiler for the property, along with the freestanding oil boiler for the pool.

Within the grounds of the property is a detached cottage, currently being used for storage, which offers much scope and flexibility as a separate dwelling (subject to relevant permissions). This cottage could offer use as an annexe or further development potential if required.

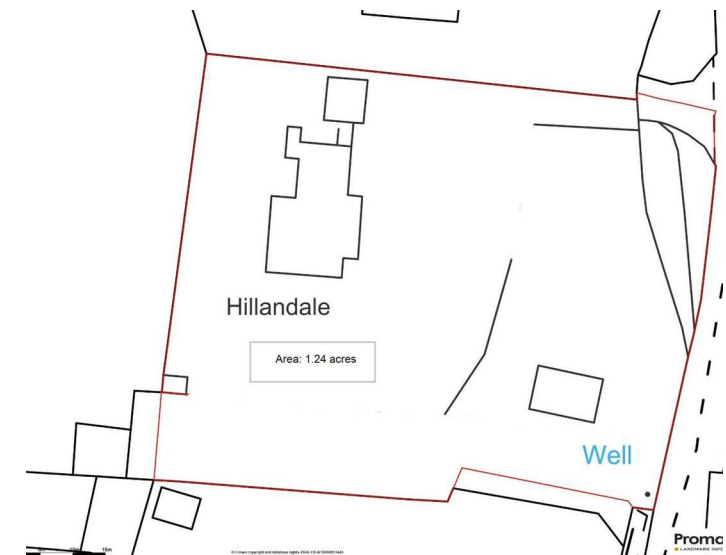
## ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas fired central heating plus oil fired boiler for the pool. Council Tax is Band I.



Total area: approx. 393.1 sq. metres (4231.4 sq. feet)  
Plan produced by Veths & Morgan LLP  
Plan produced using Planific

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>69</b>
<b>41</b>	
England & Wales	
EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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