

# 26 Highwalls Road

Dinas Powys, Vale of Glamorgan, CF64 4AJ



A two bedroom stone cottage, located next to Dinas Powys Golf Club, just a short walk from the village centre. The property has been comprehensively renovated by the current owner with works including the opening up of the sitting and dining rooms to form an excellent living space along with the creation of a new kitchen / diner. There have, been upgrades made to the electrics and a new central heating system as well as new uPVC double glazed windows, bathroom and full redecoration throughout. There is a pleasant front garden and an enclosed rear garden with side access back to Highwalls Road that does allow for potential development in the future subject to Planning Permission. EPC: TBC.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£375,000**

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## **Accommodation**

### **Ground Floor**

#### **Living / Dining Space**

A fantastic open plan living and dining space with uPVC double glazed sash window to the front and feature wood panelling throughout. Exposed stone fireplace with wood burning stove. Coved ceiling. Central heating radiator with cover. Additional uPVC double glazed sash window to the rear. Power points and TV point. Wood flooring. Door to the kitchen / diner.

#### **Kitchen / Diner**

New fitted kitchen comprising wall units, larder cupboards and base units with stainless steel work surfaces and tiled splashbacks. Integrated appliances including an electric oven and five burner gas hob, fridge freezer, dishwasher and washing machine. Single bowl sink. Velux window, along with double glazed window and door to the garden. Wood flooring. Space for a dining table and chairs. Recessed lights. Velux window. uPVC double glazed sliding doors to the garden. Fitted recess shelving. Power points and TV point.

### **First Floor**

#### **Landing**

Doors to both bedrooms and the bathroom.

#### **Bedroom 1**

A double bedroom to the rear of the property, with uPVC double glazed sash window that gives an attractive woodland view over the garden. Fitted carpet. Coved ceiling. Central heating radiator. Power points and TV point. Built-in cupboard with gas combi boiler.

#### **Bedroom 2**

A second bedroom, another double bedroom and this time with uPVC double glazed sash window to the front. Fitted carpet. Central heating radiator. Power points. Fitted roller blind to the window.

#### **Bathroom**

Suite comprising a wall in shower with twin head mixer shower and glass screen, a WC and a sink. Wood effect LVT flooring. Part tiled walls. Built-in cupboard with fitted shelving. Recessed lights. Extractor fan. uPVC double glazed sash window to the front.

### **Outside**

#### **Front**

The property benefits from a south facing front garden that provides an excellent spot to sit and watch the world go by. Laid to slate chippings and with the original stone front wall and red brick gate posts. Iron gate. Covered external porch over the front door.

#### **Rear Garden**

An enclosed rear garden with side access that runs back to Highwalls Road and gives the potential for development of the plot subject to the relevant Planning Permission. Timber decked area. Brick built store.

### **Additional Information**

#### **Tenure**

The property is freehold (WA104218).

#### **Council Tax Band**

The Council Tax band for this property is D, which equates to a charge of £2207.54 for 2026/27.

**Approximate Gross Internal Area**  
879 sq ft / 81.7 sq m.

**Utilities**

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

**Energy Performance Certificate**

**Floor Plan**



For illustrative purposes  
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