

# Highwalls Road

DINAS POWYS, CF64 4AJ

£375,000

Hern &  
Crabtree



# Highwalls Road

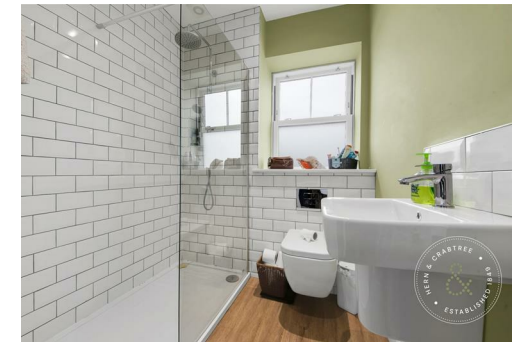
A charming and well presented traditional stone cottage situated in the highly regarded Dinas Powys village in the Vale of Glamorgan.

The property has undergone many recent improvements including double glazed sash windows, opening up the reception rooms to create a light and spacious room with feature wood burner & the modern kitchen / dining room offers a lovely space for entertaining.

Upstairs are two good size double bedrooms and a fully modernised shower room.

The property further benefits from further development potential (subject to the usual planning restrictions).

The property is within easy reach of some wonderful green spaces & countryside walks whilst the heritage coastline is within easy access. The property is within walking distance to a range of amenities including schools, shops, restaurants and Dinas Powys golf club. The towns of Penarth and Barry are within close proximity and the city centre of Cardiff & M4 are close by - making this a perfect location for both families and commuters.



## sq ft

### Entrance

The cottage is entered through a composite door into the spacious open plan lounge/ dining room. Feature panelled walls to the entrance. Open plan access to:

### Lounge

A beautifully presented open plan lounge and dining room. Feature stone wall fireplace with wood burning fire. Double glazed window to the front elevation. Smooth plastered ceiling with insulation. Coving to the ceiling. Feature wooden flooring with insulation. Fitted shelving offering excellent storage facilities. Built in storage cupboard to alcove. Feature decorative panelling. Double glazed sash window to the rear elevation with aspect to the garden. Staircase rising to the first floor. Panelled internal door to:

### Kitchen/ dining room

A gallery style kitchen, well designed with a range of matching wall and base units with cupboards and drawers offering storage facilities with grey panelled doors and stainless steel work surfaces. Five ring gas hob. Inset sink unit with mixer tap above. Integrated electric oven. Integrated fridge freezer. Space for table and chairs. Double glazed sliding patio doors to the rear elevation giving access to the garden. Tiled splashbacks. Feature flooring with underfloor heating. Two skylight windows. Spotlights to the ceiling.

### Landing

Access to the loft space with hatch and pull down ladder. Doors to both bedrooms and shower room.

### Bedroom one

A light principle bedroom. Double glazed sash window to the front elevation. Smooth plastered ceiling. Coving to the ceiling. Door to built in wardrobe.

### Bedroom two

A second double bedroom. Double glazed sash window to the rear elevation. Smooth plastered ceiling. Coving to the ceiling.

### Shower room

A modern three piece suite in white comprising: walk in shower cubicle with mains pressure shower, wall hung wash hand basin and WC with hidden cistern. Double

glazed sash window. Heated towel radiator. Walls are part tiled.

### Outside front

To the front of the property is an enclosed, low maintenance garden with stone walling and pedestrian access.

### Outside rear

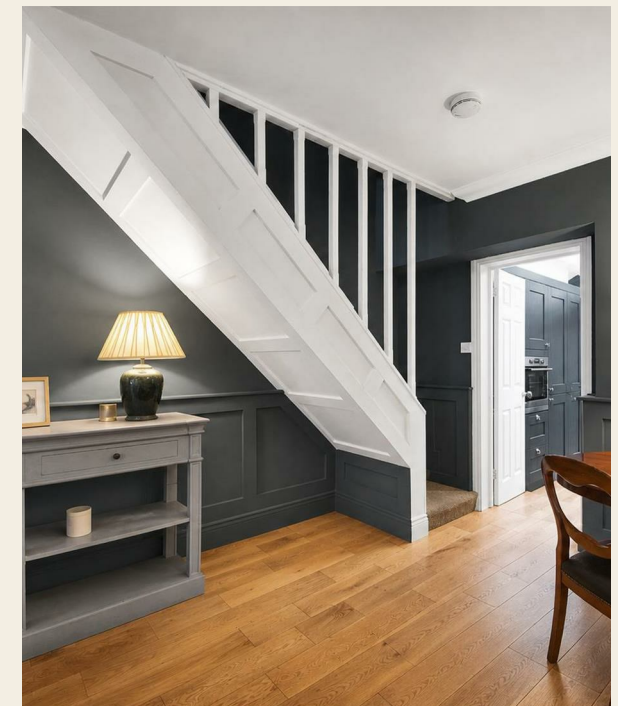
To the rear of the property is a mature garden, enclosed by brick walling and fencing. Outhouse. Decked terrace area. U shaped garden with additional access to Highwalls Road lending potential for development (subject to planning restriction)

### Additional information

#### Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

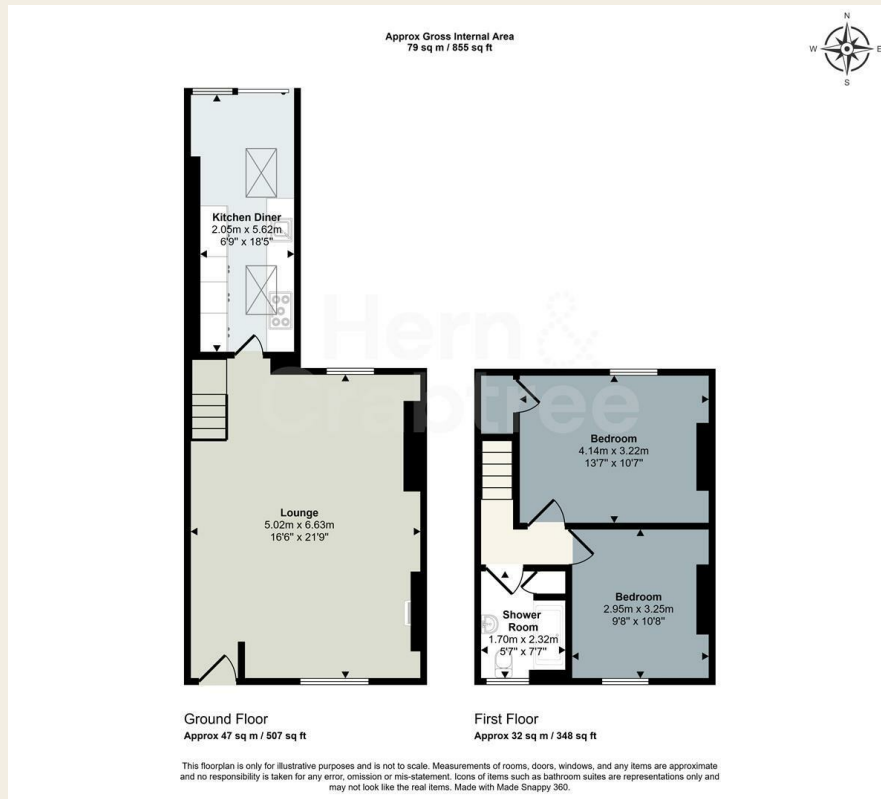
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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



**Hern & Crabtree**

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