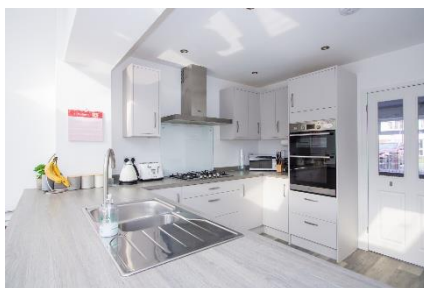


4 Dunraven Close

Dinas Powys, Vale of Glamorgan, CF64 4PH



A much improved and extended three bedroom terraced house, in excellent condition and offering fantastic modern living in a quiet part of Dinas Powys close to shops, schools, train station and parks and well within a mile of the village centre. The ground floor comprises the porch, living room and a wonderful open plan kitchen / diner with utility space and WC. The first floor has the three bedrooms and a bathroom. The property benefits from a two car drive to the front and low maintenance, south facing garden. Viewing advised. EPC: C.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£335,000

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Accommodation

Ground Floor

Porch 5' 10" x 3' 8" (1.79m x 1.11m)

uPVC double glazed front and inner doors with windows to the front and side. LVT flooring. Recessed light.

Living Room 18' 4" into recess x 13' 7" (5.59m into recess x 4.14m)

A light and spacious reception room with a very attractive, restored original wood block floor. Large uPVC double glazed window to the front with fitted vertical blinds. Feature slate fireplace with oak lintel tiled hearth and gas fire (not connected). Power points and TV point. Central heating radiator. Door to the kitchen / diner and stairs to the first floor. Two wall lights. Two under stair cupboards.

Kitchen / Dining / Living 18' 4" max x 20' 5" max (5.6m max x 6.23m max)

An extended family kitchen diner with uPVC double glazed windows and doors opening onto the garden along with an additional door to the side. Fitted kitchen comprising wall units and base units with off-white matt doors and laminate work surfaces. Integrated Hotpoint appliances including an electric oven, grill and five burner gas hob. Zanussi extractor hood. Integrated counter level fridge and freezer. One and a half bowl stainless steel sink with drainer. Two central heating radiators. LVT flooring throughout. Recessed lights. Three Velux windows. Power points and TV point. Door to the utility room.

Utility 3' 10" x 4' 9" (1.17m x 1.46m)

LVT flooring continued from the kitchen. Fitted base unit with work surface (to match the kitchen) and plumbing for a washing machine. Recessed light. Extractor fan. Door into the WC.

WC 3' 10" x 3' 8" (1.17m x 1.11m)

LVT flooring. WC and sink. Heated towel rail. Recessed light and extractor fan. uPVC double glazed window to the kitchen/diner bringing in some borrowed light.

First Floor

Landing

Fitted carpet to the stairs and landing. Built-in cupboard with gas combination boiler. Hatch to the loft space. Doors to all bedrooms and the bathroom.

Bedroom 1 11' 1" into doorway x 11' 2" (3.37m into doorway x 3.4m)

Double bedroom with uPVC double glazed window to the front of the house. Large built-in wardrobe and cupboard. Fitted carpet. Central heating radiator. Power points and TV point.

Bedroom 2 12' 2" into doorway x 8' 11" (3.7m into doorway x 2.72m)

A double bedroom with uPVC double glazed window to the rear. Built-in wardrobe. Fitted carpet. Central heating radiator. Power points and TV point.

Bedroom 3 7' 10" x 8' 2" into doorway (2.39m x 2.48m into doorway)

A single bedroom, equally suited to being a dressing room and study. Fitted carpet. uPVC double glazed window to the front with fitted vertical blinds. Power points.

Bathroom 6' 5" x 5' 8" (1.96m x 1.72m)

Vinyl floor and part tiled walls. Suite comprising a paneled bath with mixer shower and glass screen, WC and sink with storage below. Heated towel rail. Recessed lights and extractor fan. uPVC double glazed window to the rear.

Outside

Front

Driveway parking for one car laid to hardstanding. Paved patio and stone chippings.

Rear Garden

An enclosed rear garden laid to artificial grass and patio. Large timber summer house. Storage shed. Some mature planting in areas laid to stone chippings. Outside tap. Two outside lights.

Additional Information

Tenure

The property is held on a freehold basis (WA114570).

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £1,950.90 for 2024/25.

Approximate Gross Internal Area

992 sq ft / 92.2 sq m.

Utilities

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











