

# 37 Clos yr Ysgol

Dinas Powys, Vale of Glamorgan, CF64 4RJ



A very well presented and improved four bedroom detached property, built by David Wilson Homes in 2019 as one of only two houses in the 'Ashtree' style, and offering spacious and low maintenance living. Occupying an attractive corner plot, the property has a B rated EPC and comprises a hall, cloakroom, three reception rooms and kitchen / diner on the ground floor along with four bedrooms and two bathrooms above including an en-suite to the master room. There is a good sized south facing rear garden laid to paving and artificial grass, a garage and off road parking to the side for two cars. Viewing is highly recommended. EPC: B.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor  
Est. Penarth 1969

**£475,000**

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
Tel: 029 20 702622 | [info@davidbaker.co.uk](mailto:info@davidbaker.co.uk) | [www.davidbaker.co.uk](http://www.davidbaker.co.uk)

## **Accommodation**

### **Ground Floor**

#### **Hall**

Amtico flooring. Built-in storage cupboard. Doors to the living room, sitting room, cloakroom and kitchen. Stairs to the first floor. Central heating radiator. Power points.

#### **Living Room** 11' 3" x 13' 7" into bay (3.44m x 4.15m into bay)

A good sized living room with fitted carpet and uPVC double glazed bay window to the front. Central heating radiator. Power points. TV point.

#### **Sitting Room** 12' 4" x 9' 1" (3.76m x 2.78m)

Another well sized room to the front, offering additional living space. uPVC double glazed window. Fitted carpet. Central heating radiator. Power points.

#### **Kitchen / Diner** 13' 1" approximately x 11' 9" (4m approximately x 3.58m)

Amtico floor continued from the entrance hall and cloakroom. uPVC double glazed doors opening into the garden. Contemporary fitted kitchen comprising wall units and base units with wood effect laminate work surfaces and white doors. Integrated appliances including an Electrolux electric oven, grill and five burner gas hob with extractor hood over. Recess for fridge freezer. Plumbing for washing machine, dryer and dishwasher. Single bowl stainless steel sink with drainer. Power points. Central heating radiator. Door into the playroom / study.

#### **Play Room / Study** 11' 3" x 8' 7" (3.44m x 2.62m)

A useful additional sitting room that opens into the garden through uPVC double glazed doors. Fitted carpet. Central heating radiator. Power points.

#### **Cloakroom**

Amtico floor from the entrance hall. WC and wash hand basin. uPVC double glazed window to the front. Central heating radiator.

### **First Floor**

#### **Landing**

Fitted carpet to the stairs and landing. Built-in cupboard with hot water cylinder. Hatch to the loft space. Central heating radiator. Power points. Doors to all rooms.

#### **Bedroom 1** 11' 3" x 13' 8" (3.42m x 4.17m)

Double bedroom with en-suite shower room. uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power points. TV point. Door to the en-suite.

#### **En-Suite** 4' 7" x 7' 5" (1.39m x 2.25m)

Wood effect laminate flooring. Suite comprising a shower cubicle with Thermostatic shower, WC and wash hand basin. uPVC double glazed window to the side. Heated towel rail. Extractor fan. Shaver point.

#### **Bedroom 2** 11' 6" x 12' 2" (3.5m x 3.7m)

Double bedroom with uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power points.

#### **Bedroom 3** 11' 4" maximum x 12' 4" maximum (3.46m maximum x 3.75m maximum)

Another double bedroom with two uPVC double glazed windows to the front. Fitted carpet. Useful built-in cupboard. Central heating radiator. Power points.

#### **Bedroom 4** 8' 4" x 8' 11" (2.53m x 2.73m)

A good sized single room. Fitted carpet. uPVC double glazed window to the rear overlooking the garden. Central heating radiator. Power points.

**Bathroom** 5' 7" x 7' 5" (1.71m x 2.26m)

Wood effect laminate flooring. Suite comprising a panelled bath with Thermostatic shower and a folding glass screen, WC and wash hand basin. Heated towel rail. uPVC double glazed window to the rear. Part tiled walls. Extractor fan.

**Outside**

**Front and Side**

Planting to the front from the pavement and off road parking to the side, for two cars, leading to the garage.

**Rear Garden**

A larger than average private, walled rear garden with a southerly aspect laid to stone paving and artificial grass. Well stocked planting beds to three sides. There is a useful additional paved storage area to the rear of the garage, with space for a shed. Gated access to the driveway and front of the garage. External power points and two lights. Outside tap.

**Garage** 10' 0" x 19' 10" (3.05m x 6.04m)

Up and over garage door. Power point and light. Potential for loft style storage.

**Additional Information**

**Tenure**

We have been informed by the vendors that the property is held on a a freehold basis.

**Council Tax Band**

The Council Tax band for this property is G, which equates to a charge of £3,037.15 for the year 2023/24.

**Approximate Gross Internal Area**

1313 sq ft / 122 sq m.

**Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	85   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



This drawing is for illustrative purposes only (not to scale)  
Copyright © 2023 ViewPlan.co.uk (Ref: VP24-WDS-2, Rev: Org)







































