

3 Powys Gardens

Dinas Powys, Vale of Glamorgan, CF64 4LP



A very well presented three bedroom semi-detached house with elevated views across Dinas Powys - in excellent condition and ideal for couples, young families and downsizers alike. The property has been improved and maintained by the current owners and comprises a recently built porch, living room and kitchen / diner on the ground floor along with three bedrooms and the bathroom above. There is a pleasant front garden with southerly aspect, good off road parking and an enclosed rear garden. The location gives very convenient access to Eastbrook train station as well as into the village centre. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£340,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Ground Floor

Porch 6' 0" x 4' 0" (1.83m x 1.23m)

An extended front porch with a composite front door that has double glazed panels and windows to both sides. Tiled floor. Central heating radiator. Recessed lights. Power points. Opens to the living room.

Living Room 16' 8" x 12' 11" (5.08m x 3.93m)

A spacious living room with a large uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power points and TV point. Coved ceiling. Feature cast iron fireplace with stone surround, slate hearth and a fitted gas fire. Stairs to the first floor with small under stair cupboard. Venetian blinds to the window. Glazed panel double doors to the kitchen/ diner.

Kitchen / Diner 16' 7" x 10' 4" (5.05m x 3.14m)

An open plan space with kitchen and dining areas to the rear of the house. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, combi-microwave, five zone induction hob with extractor hood over, dishwasher, washing machine and fridge freezer. One and a half bowl composite sink with drainer. Part tiled walls. Laminate flooring. uPVC double glazed window and double doors to the rear into the garden. Coved ceiling. Recessed lights. Central heating radiator. Ample space for a dining table and chairs.

First Floor

Landing

Fitted carpet to the stairs and landing. uPVC double glazed window to the side, with fitted Venetian blinds. Doors to the three bedrooms and bathroom. Coved ceiling. Power point.

Bedroom 1 9' 11" x 13' 0" (3.03m x 3.96m)

Double bedroom to the front for the house, with a uPVC double glazed window that gives lovely elevated views across Dinas Powys. Fitted Venetian blind to the window. Fitted carpet. Coved ceiling. Central heating radiator. Power points. Power points and TV point.

Bedroom 2 9' 11" x 10' 11" (3.03m x 3.34m)

Double bedroom with uPVC double glazed window to the rear overlooking the garden, and with a Venetian blind. Fitted carpet. Built-in wardrobe. Coved ceiling. Hatch to the loft space. Central heating radiator. Power points.

Bedroom 3 6' 6" x 10' 0" to doorway (1.98m x 3.04m to doorway)

Single bedroom, also ideal as a study, dressing room or nursery, with uPVC double glazed window to the front. Fitted Venetian blind. Fitted carpet. Built-in cupboard. Coved ceiling. Power points.

Bathroom 6' 5" x 6' 2" (1.95m x 1.87m)

Bathroom with suite comprising a P-shaped bath with twin head mixer shower and glass screen, a WC and a sink with storage below. Vinyl floor. Fully tiled walls. uPVC double glazed window to the side with Venetian blinds. Recessed lights and extractor fan. Heated towel rail.

Outside

Front

Off road parking to the front for one car, laid to block paving and with gates to the rear. Newly laid natural stone patio that provides a pleasant sitting area with a southerly aspect. Outside light.

Rear Garden

An enclosed, private and rear garden, nicely landscaped and with areas of natural stone patio, lawn, timber decking and block paving. The block paved area runs to the side and provides additional driveway style space with gates to the front. The timber decked area is on the upper level and will be in sun all day. Outside tap and light. Timber shed. Outside power point.

Additional Information

Tenure

The property is freehold (CYM34904).

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2071.63 for 2025/26.

Approximate Gross Internal Area

794 sq ft / 73.8 sq m.

Utilities

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











