

9 Carmarthen Road

Dinas Powys, Vale Of Glamorgan, CF64 4PT



A fully renovated, modern three bedroom semi-detached house in a quiet location in Dinas Powys with elevated views across the local area towards Penarth and Cardiff. The property is ideal for first time buyers, young families and downsizers alike and provides very high quality, low maintenance accommodation with attractive front and rear gardens. Currently comprising an entrance hall, living room and kitchen / diner on the ground floor as well as three bedrooms and a bathroom above. As well as the lawned gardens to both sides, the property also benefits from having a single garage in a nearby block. Viewing strongly advised. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£335,000

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Accommodation

Ground Floor

Entrance Hall

uPVC double glazed front door and window. Laminate flooring. Tall central heating radiator. Stairs to the first floor with under stair storage area. Recessed lights. Power points. Door into the living room.

Living Room *12' 6" into recess x 13' 8" (3.81m into recess x 4.16m)*

Part of an open plan living room and kitchen / diner on the ground floor, this is a light and airy, yet comfortable living space with large uPVC double glazed window to the front that gives excellent views across Dinas Powys. Laminate flooring continued from the hall. Feature modern gas fire with acoustic boarded chimney breast. TV point. Power points. Tall central heating radiator. Open to the kitchen / diner.

Kitchen / Diner *8' 11" x 19' 1" (2.71m x 5.82m)*

A brilliant space for entertaining, across the full width of the rear of the property. This area has a new fitted kitchen comprising of wall units and base units with dark, flat fronted cabinet doors and marble effect laminate work surfaces. Tiled splashbacks. Integrated appliances include and electric oven, four zone electric hob, extractor hood, microwave, fridge freezer, dishwasher and washing machine. There is a single bowl composite sink with drainer. Two tall central heating radiators. uPVC double glazed door, window and sliding doors out into the garden. Power points. Recessed lighting. Fitted roller blinds to the window and sliding doors. Ample space for a dining table and chairs.

First Floor

Landing

Fitted carpet to the stairs and landing. Power points. Built-in cupboard with hot water cylinder. Hatch to the loft space. Recessed lights. Doors to all three bedrooms and the bathroom.

Bedroom 1 *12' 8" into recess x 11' 5" (3.87m into recess x 3.48m)*

Double bedroom with uPVC double glazed window to the front of the property that gives very impressive views across Dinas Powys. Fitted carpet. Built-in wardrobe. Central heating radiator. Power points. Fitted Venetian blinds to the windows.

Bedroom 2 *12' 8" into doorway x 11' 4" into recess (3.87m into doorway x 3.46m into recess)*

Double bedroom with uPVC double glazed windows to the rear that overlook the garden. Fitted carpet. Central heating radiator. Power points. Recess for clothes with fitted shelf and rail. Roller blind to the window.

Bedroom 3 *7' 11" x 7' 8" (2.41m x 2.34m)*

A single bedroom, ideal as a home office, and another room at the front of the house with tremendous views. Laminate floor. uPVC double glazed window with fitted Venetian blind. Power points. Central heating radiator.

Bathroom *7' 4" x 5' 5" (2.24m x 1.65m)*

A stylish modern bathroom with a suite comprising a panelled bath with twin head mixer shower and glass screen, a WC and a sink with storage below. Fully tiled walls and floor. Recessed lights. Extractor fan. Wall mounted cabinet with mirrored doors. uPVC double glazed window to the rear with frosted glass and roller blind. Heated towel rail.

Outside

Front Garden

The front of the property is accessed from the footpath from Carmarthen Road and has a private garden that is laid to lawn, patio and timber deck. Views across Dinas Powys. Mature privacy hedging to three sides.

Rear Garden

A second garden, this time laid to patio and lawn. Gated access to the footpath. Mature tree and hedging. Modern timber fencing. Outside tap, light and gated access to the front via the side area that has dedicated, covered storage.

Garage

The property has a single garage in a nearby block, located behind the house.

Additional Information

Tenure

The property is freehold.

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2071.43 for the year 2025/26.

Approximate Gross Internal Area

856 sq ft / 79.5 sq m.

Utilities

The property is connected to mains gas, electricity, water and sewerage services and has gas central heating. The boiler is under an annual service plan.

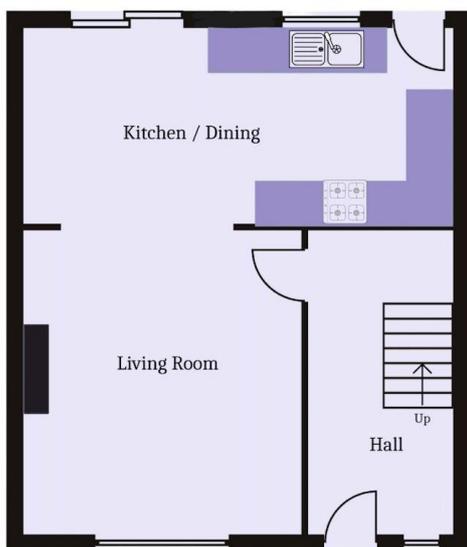
Notes

During the last two years, the current owners have completed extensive renovations, with works including opening up the kitchen / dining space and the fitting of a new kitchen, a new bathroom, a full re-wire, new radiators on the ground floor, re-plastering and decoration throughout and new floor coverings. The front and rear gardens have been re-landscaped.

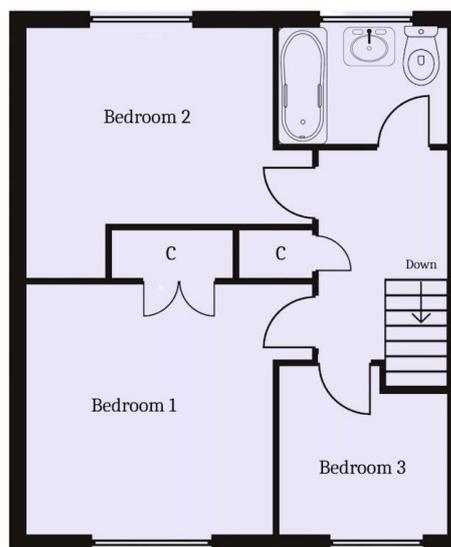
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Ground Floor



First Floor









