

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



HEOL HARTREY  
DINAS POWYS





#### ENTRANCE HALL

Enter via a stylish composite door into a welcoming entrance hall, stairs rise to the first floor.

#### CLOAKROOM

Modern white suite comprising a corner pedestal wash hand basin with tiled splash back and close coupled wc, extractor fan.

#### LOUNGE

**4.98m max x 3.51m max (16'4" max x 11'6" max)**

Spacious living room, window to front and side window, TV point, telephone point.

#### KITCHEN DINING

**4.65m x 3.23m (15'3" x 10'7")**

Impressive spacious with space for dining table & chairs, kitchen fitted with a good range of wall and base units with round edge worktop and inset stainless steel sink & drainer with mixer tap, integrated 'Zanussi' appliances include fridge/freezer, dishwasher, washer/drier plus built in oven, 4 ring hob & cooker hood, window to rear plus French doors overlooking and leading into the rear garden, concealed gas boiler, under stairs generous cupboard to the corner.

#### FIRST FLOOR LANDING

Access to all rooms plus access via a pull down ladder to a boarded loft with light, above stairs linen cupboard with slatted shelving.

#### BEDROOM 1

**4.24m max x 2.62m (13'11" max x 8'7")**

Master double bedroom, space for wardrobes, window to front.

#### EN SUITE SHOWER ROOM

Fitted with a modern white suite comprising a deep tiled enclosure with glass door, pedestal wash hand basin and close coupled wc, window to side, heated chrome towel rail, extractor fan, twin electric shaver point.

#### BEDROOM 2

**3.10m x 2.62m (10'2" x 8'7")**

Double bedroom, window to rear.

#### BEDROOM 3

**2.67m x 1.93m (8'9" x 6'4")**

Single bedroom, window to front.

#### BATHROOM

Stylishly appointed modern white suite, comprising a panel bath, pedestal wash hand basin and close coupled wc, tiled surround, window to rear, heated chrome towel rail, extractor fan.

#### GARDEN

Open frontage - mainly laid to lawn with established shrub borders including a cherry tree, exterior light. Side drive allowing off road parking for up to 3 cars, fitted electric vehicle charging point, gated access into the rear garden. Larger than average enclosed rear garden - southerly facing, fenced, mainly laid to lawn, paved terrace with side paved patio, established shrub borders, outside tap, exterior light.

#### INFORMATION

We believe the property is Freehold.  
Council Banding - Band E - £2,531.99 (2025-2026)










## HEOL HARTREY

DINAS POWYS, CF64 4RL - £345,000

 3 Bedroom(s)  2 Bathroom(s)  828.00 sq ft

Located in the hugely popular Scholars Park development on the fringe of the village. Built by Messrs. David Wilson/Barratt Homes. Well situated for convenience to local Schools, State of the art Dinas Powys Medical Center plus an array of local shops including Tesco & Post Office. Beautifully presented is this modern semi detached house. Benefitting from a larger than average enclosed rear garden - South Easterly facing plus a side drive that can park up to 3 cars and benefits from a fitted electric vehicle charging point. Briefly comprising a welcoming entrance hall, ground floor cloakroom/wc, spacious lounge and large kitchen and dining room with ample space for table & chairs and fully integrated to include fridge/ freezer, dishwasher plus washer/drier and built in oven, hob & hood. To the first floor there are 3 bedrooms - master with stylish en suite shower room plus the family bathroom completes the accommodation. Complimented with gas central heating - combination boiler and upvc double glazing. Further benefits from a boarded loft with ladder & light for superb storage. Viewing highly recommended.

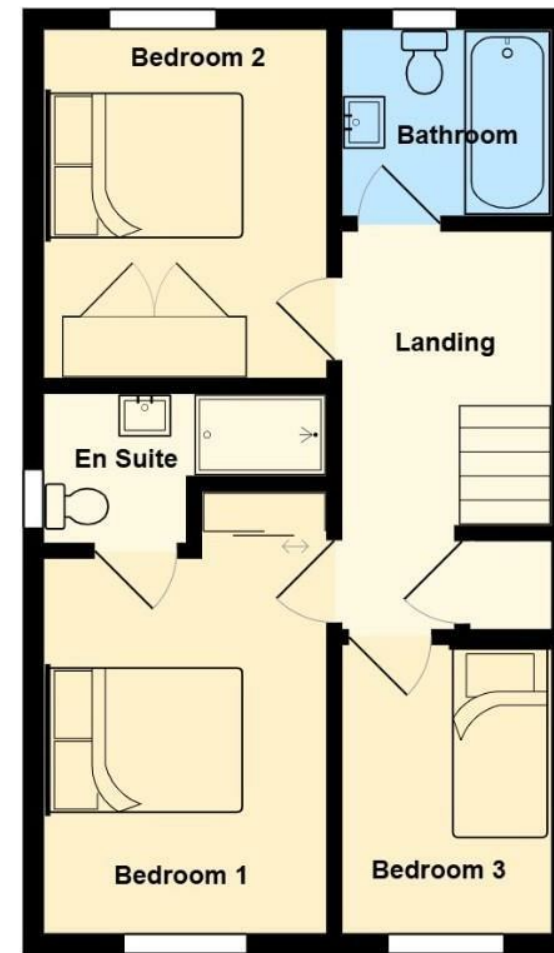


### PROPERTY SPECIALIST

Mr Paul Davies  
paul.davies@jeffreygross.co.uk  
Negotiator







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</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 