

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.

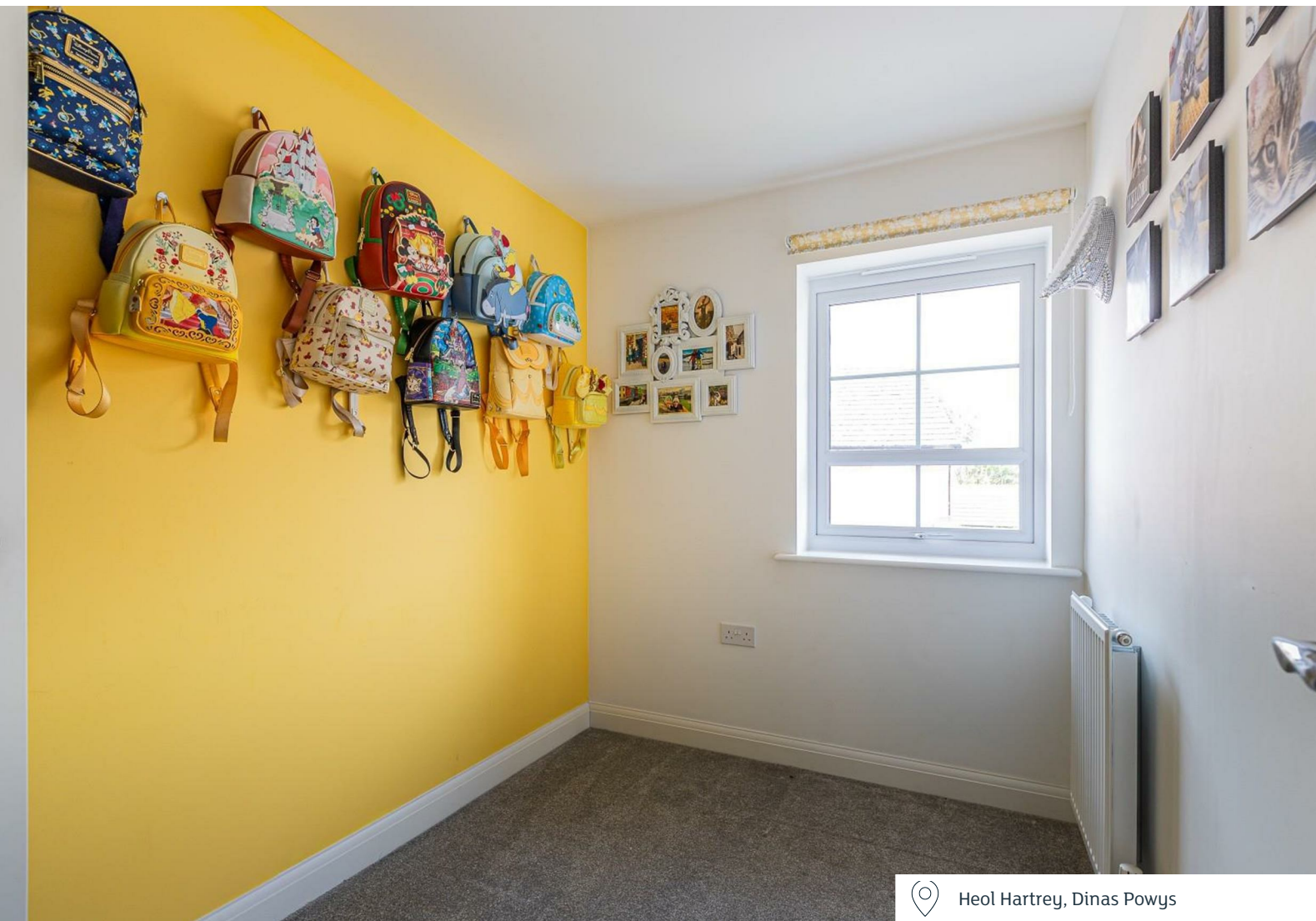
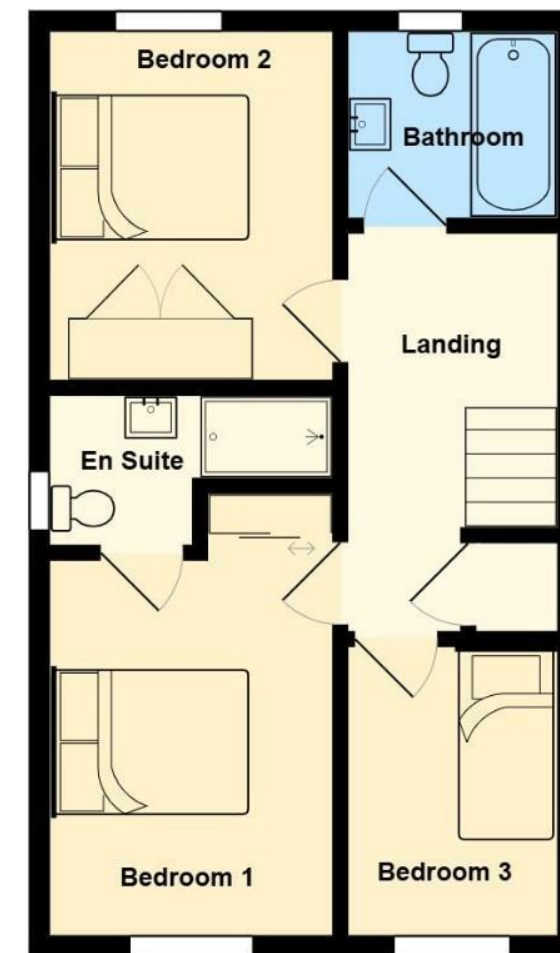
Benefitting from a larger than average enclosed rear garden - South Easterly facing plus a side drive that can park up to 3 cars and benefits from a fitted electric vehicle charging point. Briefly comprising a welcoming entrance hall, ground floor cloakroom/wc, spacious lounge and large kitchen and dining 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
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Negotiator





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	