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CARDIFF VALE CAERPHILLY BRISTOL

This lovely 'Mews Cottage' enjoys a quiet location in the heart of the village.

Comments by Mr Jeff Hopkins

Property Specialist

Mr Jeff Hopkins

Valuer

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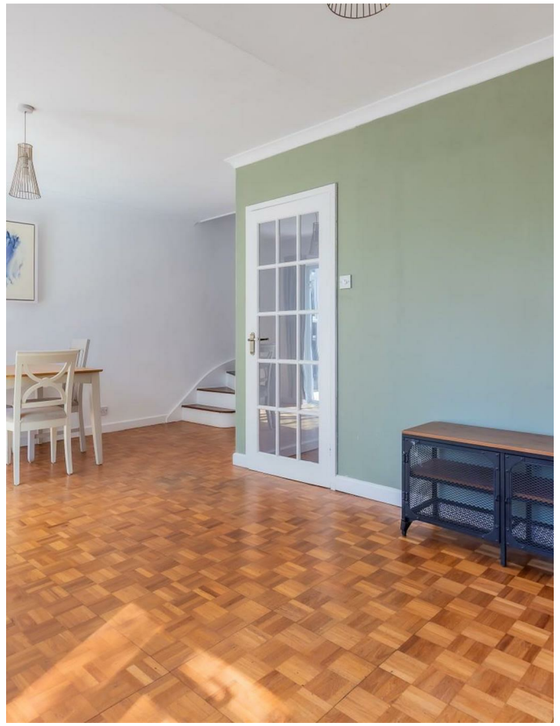
Heol Y Cawl

Total Area: 94.3 m² ... 1015 ft²

All measurements are approximate and for display purposes only



Heol-Y-Cawl

, Dinas Powys, CF64 4AH

£411,500

3 Bedroom(s) | 1 Bathroom(s) | 1015.00 sq ft

Contact our

Penarth Branch

02920415161

This well presented three double bedroom cottage is tucked away in this charming area in the heart of the old village with it's great Pubs, Restaurants, local shops as well as golf, tennis, bowls, rugby and cricket clubs. There is a railway station within walking distance offering a very regular service to Cardiff City Centre with just a 15 minute journey time. There are excellent primary schools in the village and a large village common with a childrens play area.
The property itself comprises: Covered entrance area, hallway, fitted kitchen, living/dining room, conservatory, 3 bedrooms and contemporary bathroom. There is a walled, private courtyard garden to the rear. There is gas central heating with a 'Worsester' combi boiler. Available with no onward chain.

Entrance

A recessed area which could provide a car port leads to the front door.

Description

Entered via a hardwood front door which leads into an inner hallway which in turn has doors leading to the cloakroom, kitchen and living area. The open plan living area features and impressive modern wood burning stove on a slate hearth and has wood block flooring throughout. Patio doors lead to a good size conservatory/garden room which in turn opens onto a small private walled garden. The kitchen has a bow window to the front elevation and is fitted with a range of units on three sides with ample work surfaces and a sink, drainer and mixer tap. There is space for an oven with a fittred cooker hood a space and plumbing for a washing machine or dishwasher. There is also a built-in fridge and freezer. The cloakroom has been modernised to provide a WC with concealed cistern and wash hand basin. There are also built-in cupboards which accomodate the 'Worcester' combi boiler.
The first floor is deceptively spacious and has a landing, three well proportioned double bedrooms with one bedroom having built-in wardrobes, there is a large contemporary tiled bathroom with a free standing bath, walk-in shower, WC and wash hand basin.
To the rear is a private walled courtyard garden with a good size garden store with electric power and light. To the front of the property is an integral carport.

Kitchen 10'4 x 7'10 (3.15m x 2.39m)

WC

Living room 19'3 x 16'10 (5.87m x 5.13m)

Conservatory 10'10 x 6'5 (3.30m x 1.96m)

Bedroom 1 13'7 x 10'5 (4.14m x 3.18m)

Bedroom 2 12'5 x 10'11 (3.78m x 3.33m)

Bedroom 3 10'6 x 8'6 (3.20m x 2.59m)

Bathroom

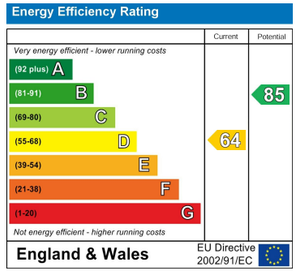
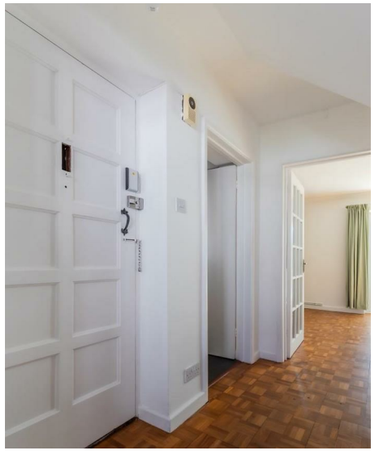
Ouside

Tenure

We are informed by the sellers that the property is Freehold

Council tax

Band E


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
64
85
England & Wales
EU Directive 2002/91/EC