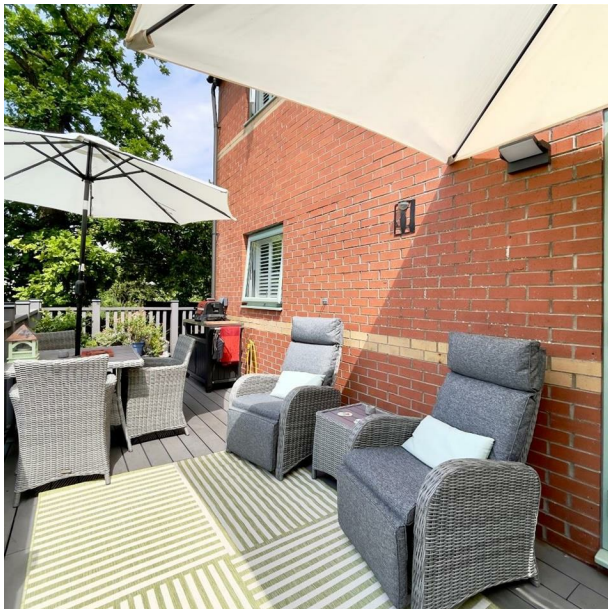


8 Wayside Cottages



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

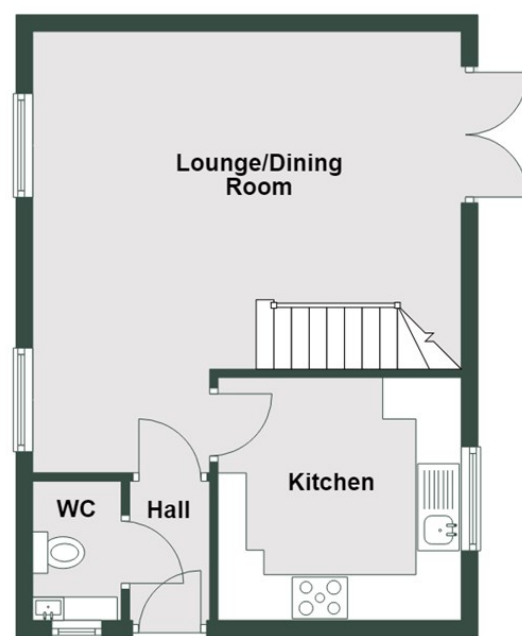
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

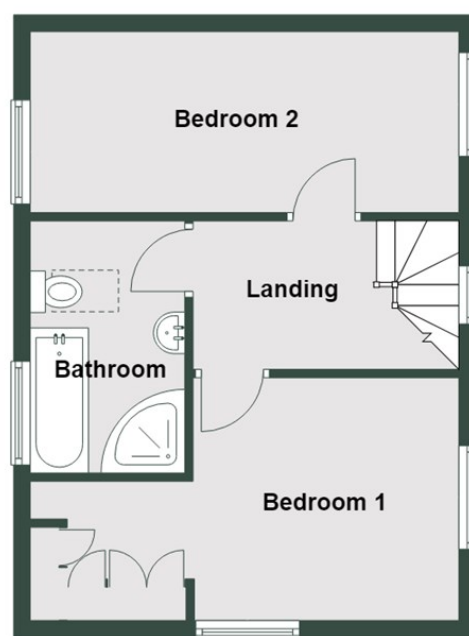
SHEPHERD SHARPE



Ground Floor



First Floor



Total area: approx. 788.8 sq. feet
8 Wayside Cottages

Energy Efficiency Rating	
Current	Potential
Very energy efficient – lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient – higher running costs	
69	
EU Directive 2002/91/EC	
England & Wales	

8 Wayside Cottages

Dinas Powys CF64 4LH

£265,000

A much improved, attractive two bedroom semi-detached home located on the periphery of Dinas Powys village, located close to Llandough Hospital, major transport links and amenities. Comprises hallway, downstairs wc, open plan living/dining room, kitchen, two bedrooms and bathroom. The property benefits from driveway parking to the front with EV charging port and recently installed composite decked terrace garden to the rear that directly adjoins local farmland. Gas central heating, uPVC double glazing. Freehold.



Part glazed composite stable door leads into the hallway.

Hallway

Solid oak flooring and ceiling light. Doors to W.C. and living/dining room.

W.C.

Window to the side with fitted shutters (to remain). Modern wc, corner sink with countertop to the side and vanity storage below, tiled floor, extractor and hanging space for coats.

Open Plan Living/Dining Room

17'0" x 17'4" (5.20m x 5.30m)

A dual aspect open plan living/dining room. Two windows to the front with fitted shutters to remain and French doors with fitted blinds to remain opening out to the rear decked terrace garden. Solid oak flooring, radiator and vertical column radiator. Spindle staircase to the first floor.



Kitchen

9'6" x 9'8" (2.92m x 2.96m)

Integrated kitchen offers a run of 'u' shaped, fluted wooden wall and base mounted units with complementing corrian countertop, inset sink with drainer, access to combi boiler, provision of white goods, high level oven and grill, fridge/freezer, dishwasher and wine rack storage. Large window to the rear with shutters to remain enjoying pleasant views over the local farmland.

First Floor Landing

Window over the stairwell. Carpet, attic accessible via hatch and retractable ladder. Doors to first floor accommodation.

Bedroom 1

10'6" x 9'9" plus 6'10" x 4'11" (3.21m x 2.98m plus 2.10m x 1.50m)

Double bedroom with dual aspect. Fitted shutters to remain, carpet, ceiling light, radiator and built in wardrobes.

Bedroom 2

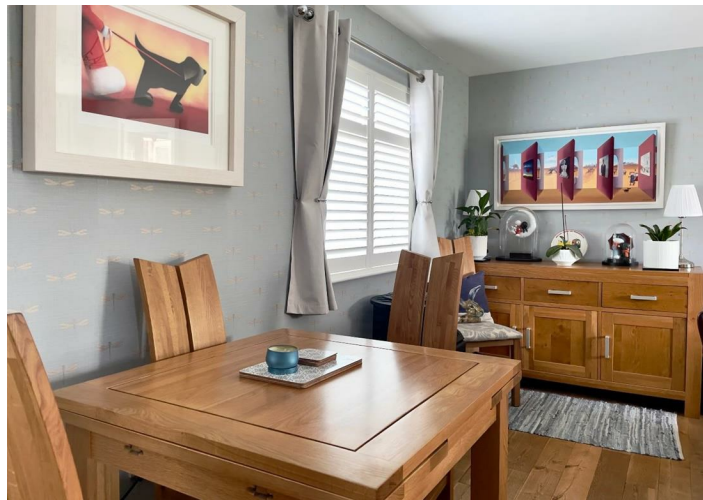
17'0" x 7'3" (5.20m x 2.21m)

Window to the front and rear elevation with fitted shutters to remain. Carpet, ceiling light and radiator.

Bathroom

10'3" x 6'0" (3.14m x 1.84m)

A modernised fully tiled bathroom comprises a four-piece suite of a corner shower enclosure with mains-fed shower, panelled bath with mixer tap and shower attachment, pedestal basin and low level WC. Recess spotlights to ceiling and extractor fan. Window to the rear elevation with fitted shutters to remain, velux swindow.



Front

A resin gravel driveway to the side provides parking for one car with an EV charging port and timber bin store (to remain).

Rear Garden

Recently constructed composite terrace garden is a westerly facing space enjoying green farmland views.

Council Tax

Band D £2,207.54 p.a. (26/27)

Post Code

CF64 4LH

