

7 St. Dyfrig Close



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

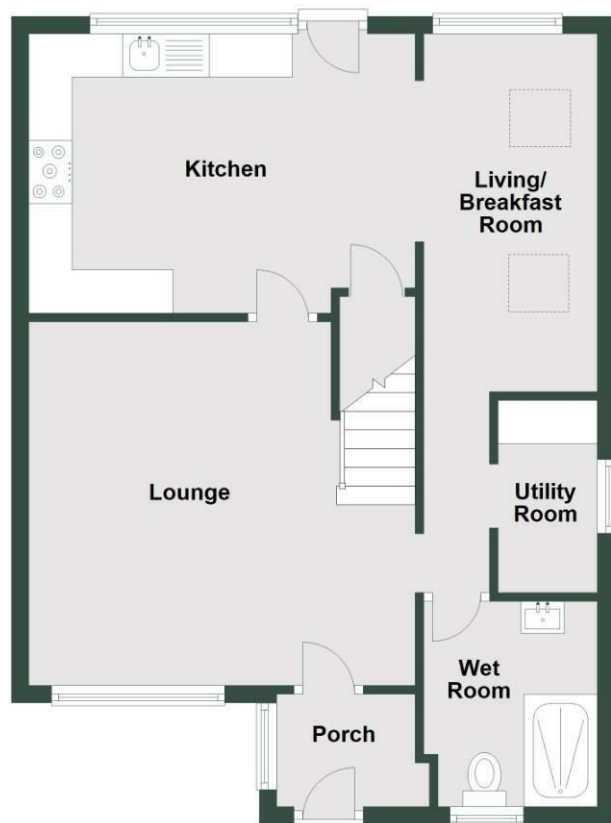
All enquiries: 029 2070 7999  
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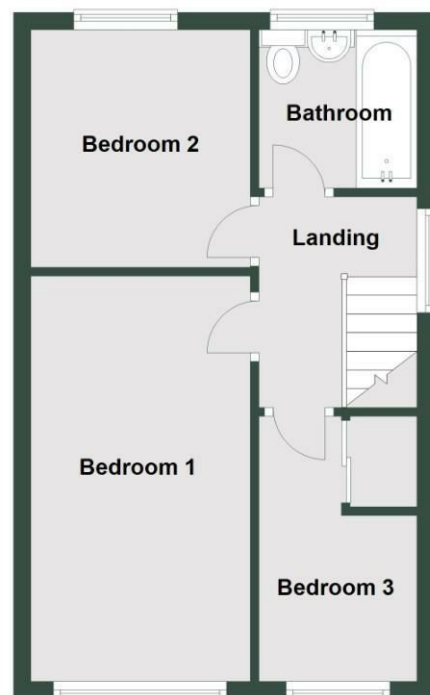
# SHEPHERD SHARPE



Ground Floor



First Floor



Total area: approx. 87.8 sq. metres (944.9 sq. feet)

7 St Dyfrig Close

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Dinas Powys CF64 4UA

### £360,000

A much improved, fully modernised and extended three bedroom semi detached house found in a quiet cul-de-sac a short way from Dinas Powys village, close to the railway station and all local amenities. Comprises porch, open plan lounge, large wet room, utility, extended kitchen/living/breakfasting, to first floor there are three bedrooms and bathroom with shower. Stylishly presented with a bright and light contemporary interior, uPVC double glazing, gas central heating. Front garden, off road parking, high quality fully landscaped rear garden with covered BBQ area and new garden room/office. Freehold.

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			
		73	84

EU Directive 2002/91/EC



uPVC double glazed panelled front door to porch.

#### Porch

Part of a substantial side and front addition. Attractive flooring, column graphite radiator. uPVC double glazed window to side with integrated concertina blinds. Door through to lounge.

#### Lounge

14'7" x 13'9" (4.46m x 4.20m)

Contemporary decoration. Chimney breast with coal effect gas fire, attractive flooring, column graphite radiator. Open plan staircase to first floor. uPVC double glazed window to front. Door to extension with access to utility, wet room and kitchen/living/breakfast room.

#### Wet Room

7'9" x 6'5" (2.37m x 1.98m)

A spacious contemporary wet room. Toughened glass shower screen, rainfall shower, trough style wash hand basin with three large built-in cupboards beneath and lever mixer tap, twin flush wc. Non slip flooring, waterproof high quality wall boarding in contemporary colour, column radiator, modern lighting, extractor, mirror with light. uPVC double glazed window to front with privacy glass.

#### Utility Room

7'6" x 3'7" (2.30m x 1.10m)

A handy space with three built-in cupboards, space for tumble dryer, deep recess for American style fridge/freezer. uPVC double glazed window to side.

#### Kitchen

14'7" x 10'6" (4.45m x 3.22m)

The kitchen is fitted with high quality cream flat fronted modern units with stainless steel door furniture, sink and drainer with lever mixer tap. Bosch integrated induction hob with extractor, split-level oven and grill all in contemporary finish, integrated fridge, Worcester combination boiler, radiator, understairs storage. Modern white painted panelled door leading through to front living room. Large uPVC double glazed window looking onto landscaped rear garden. uPVC double glazed door leading out to rear garden.

#### Living/Breakfast Room

13'7" x 6'5" (4.16m x 1.96m)

The breakfasting area/living space is open plan to the kitchen. Currently used as informal sitting/dining area. Pre-wired for wall TV, column radiator. Large full height window looking onto garden, two white velux windows to roof slope.

#### First Floor Landing

Grey fitted carpet, loft access, modern painted white doors to all first floor rooms. uPVC double glazed window to side with integrated blind.

#### Bedroom 1

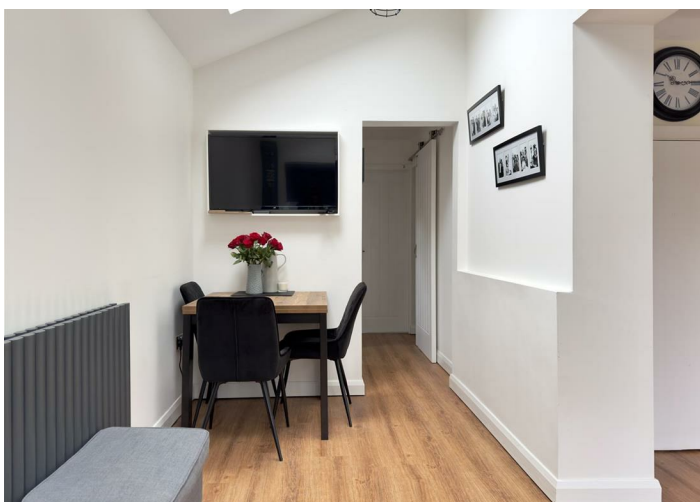
15'10" x 8'5" (4.85m x 2.59m)

A generous double bedroom. Contemporary decoration, grey carpet, radiator. uPVC double glazed window to front.

#### Bedroom 2

8'11" x 8'6" (2.74m x 2.60m)

A second double bedroom. Contemporary decoration, carpet, radiator. uPVC double glazed window to rear.



#### Bedroom 3

5'11" (max) x 10'9" (1.82m (max) x 3.30m)

A single bedroom. Carpet, radiator, sliding doors to store cupboard. uPVC double glazed window to front.

#### Bathroom

A modern refurbished bathroom. Comprising white panelled bath with shower over, wash hand basin and wc, with built-in storage and concealed plumbing. Attractive tiling, contrast floor tile, column radiator. uPVC double glazed window to rear with privacy glass.

#### Front Garden

Landscaped frontage with block paviour, good off road parking for two large cars, area for storage, gated side access to rear garden.

#### Rear Garden

24'3" x 17'9" (7.40m x 5.43m)

Very private and secluded rear garden with outdoor entertaining space immediately outside kitchen, covered eating area, outside water supply and power, wall lighting, new fencing to all boundaries, beautiful natural stone paving.

#### Garden Room/Office

7'1" (max) x 10'2" (max) (2.18m (max) x 3.12m (max))

A new garden room/office. Covered BBQ area to one side with power and spot lights. The garden room has French doors and two windows, plastered walls and ceiling, spot lights, power points, wood effect flooring.

#### Council Tax

Band D £2,207.54 p.a. (26/27)

#### Post Code

CF64 4UA

