

Brynheulog Twyncyn



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**



Total area: approx. 158.5 sq. metres (1706.5 sq. feet)  
 Brynheulog, Twyncyn

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(32 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			
England & Wales		EU Directive 2002/91/EC	

Brynheulog Twyncyn

Dinas Powys CF64 4AS

£2,200 Per Month

A stunning three bedroom detached house, occupying a large plot in a quiet sought after location, close to the old village centre in Dinas Powys and just a short walk from the Common, country walks, local sports clubs and railway station. The property has been completely renovated to a high standard throughout and briefly comprises hallway, living room, dining room, kitchen/breakfast room, utility room, wc/cloakroom to ground floor. To the first floor the main bedroom has a separate dressing room and en-suite, second double bedroom, single third bedroom and bathroom. Outside there is plenty of off road parking, double garage and large private rear garden. The property has gas central heating and double glazing. Unfurnished. Available immediately.



Front door into entrance lobby, opening into hallway.

**Hallway**

Doors to ground floor rooms, stairs to first floor. Cloak cupboard, radiator, wood flooring.

**Living Room**

12'2" x 27'6" (3.73m x 8.40m)

A light and spacious living room. Window to front, bi-fold doors to the rear leading onto the garden, glazed double doors opening into dining room. Continuation of the wood flooring, contemporary electric fire, two radiators.

**Dining Room**

10'11" x 14'9" (3.34m x 4.50m)

Window overlooking the rear garden. Doors to kitchen and hallway. Continuation of the wood flooring, radiator, understair store cupboard.



**Kitchen/Dining**

12'5" (max) x 12'5" (max) plus 8'11" x 9'10" (3.80m (max) x 3.80m (max) plus 2.73m x 3.00m)

Open plan kitchen/diner for informal eating and entertaining. Shaker style kitchen with grey painted doors, marble worktop and splashback, Belfast style sink and drainer with mixer tap. Electric induction hob with extractor over, built-in electric oven, microwave all Neff appliances. Space for freestanding fridge freezer, contemporary vertical white radiator and plenty of space for table and chairs. Windows to front and side, and French doors opening on to the sun terrace. Door to utility room.



**Utility Room**

7'7" x 5'4" (2.32m x 1.64m)

Window to rear, door to garden. Belfast sink with mixer tap, marble worktop and splashback with storage beneath, space and plumbing for washing machine and tumble dryer, store cupboard, radiator, wood effect flooring.

**W.C./Cloakroom**

Window to side. Continuation of wood effect flooring, wc, radiator.

**First Floor Landing**

Window to side, doors to first floor rooms, carpet, radiator.

**Bedroom 1**

12'2" x 14'0" (3.71m x 4.27m)

A large double bedroom. Window to rear overlooking the garden. Carpet, radiator. Glazed double doors opening into dressing room.

**Dressing Room**

15'3" x 8'3" (4.67m x 2.53m)

Window to front. Carpet, radiator. Doors to en-suite and landing.



**En-Suite**

6'4" x 5'10" (1.95m x 1.78m)

Opaque window to front. White suite comprising large walk-in shower enclosure, wash basin with mixer tap, storage beneath and mirror over, wc. Wood effect flooring, chrome radiator, fully tiled walls, inset spots and extractor fan.

**Bedroom 2**

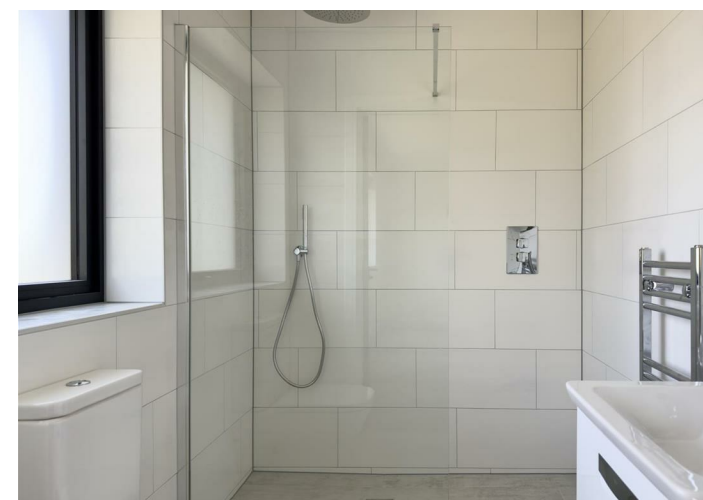
12'0" x 9'10" (3.66m x 3.00m)

A second double bedroom. Window to rear overlooking the garden. Carpet, radiator.

**Bedroom 3**

7'11" x 9'10" (2.43m x 3.00m)

A single bedroom. Window to rear overlooking the garden. Carpet, radiator.



**Bathroom**

10'5" x 5'10" (3.18m x 1.78m)

Opaque window to front. White suite comprising panelled bath, wash basin and mixer tap with storage beneath and mirror over, wc, walk-in shower enclosure. Fully tiled walls, inset spot lights, extractor fan and chrome radiator.

**Front Garden**

The property is set well back from the road, with an 'in and out' driveway and plenty of off road parking, access to double garage, mature planting, lawn and hedging, access to rear garden.

**Double Garage**

16'10" x 17'8" (max) (5.15m x 5.40m (max))

Electric up and over door to front, power, lighting and wall mounted boiler. Door to utility room.



**Rear Garden**

A large mainly lawned rear garden, with mature hedging giving privacy. There is also a paved sun terrace across the back of the house, store cupboard, outside power and water.

**Council Tax**

Band H £4415.08 p.a. (26/27)

**Post Code**

CF64 4AS

**Security Deposit**

£2,200

**Holding Deposit**

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Shepherd Sharpe reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

