Greystones, 45 Highwalls Avenue

Dinas Powys, CF64 4AQ

Watts & Morgan

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OIEO £1,350,000 Freehold

5 Bedrooms | 4 Bathrooms | 3 Reception Rooms

A spectacular, five bedroom detached family home occupying an enviable position overlooking Dinas Powys golf course. Situated on one of Dinas Powys' most desired streets, set in the heart of the village and conveniently located to local transport links, Cardiff City centre and the M4 motorway. Extended and renovated by the current owners to the highest specification, the accommodation briefly comprises: porch, entrance hall, living room, sitting room, kitchen/breakfast room, dining room, utility room and cloakroom. First floor galleried landing, spacious and versatile primary bedroom with en-suite, second double bedroom with dressing area and en-suite, third double bedroom with en-suite, two further double bedrooms and a family bathroom. Externally the property benefits from an extensive block paved driveway providing off-road parking. The integral double garage has been partly converted and provides opportunity for multi-generational living. The front and South-Westerly rear garden have been beautifully landscaped and a veranda provides a further space to relax. EPC rating 'C'.

Directions

Dinas Powys Village - 0.3 miles

Cardiff City Centre – 4.6 miles

M4 Motorway – 9.4 miles

Your local office: Penarth

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Summary of Accommodation

Ground Floor

Entered via solid wooden doors into a porch benefitting from part tile/part coir matt flooring and recessed ceiling spotlights. A partially glazed uPVC door with double glazed side panels leads into a large welcoming hallway benefitting from feature tile flooring, a spectacular vaulted ceiling, recessed ceiling spotlights, a wall mounted alarm panel and an open oak staircase with a carpet runner leading to the first floor.

The living room benefits from carpeted flooring, a central feature log burner with a slate hearth, open brick surround and a feature wood mantel and three sets of uPVC double glazed French doors providing access to the veranda and the rear garden.

The second reception room benefits from carpeted flooring, a central feature log burner with a slate hearth and feature wood mantel and a set of uPVC double glazed French doors to the front elevation providing access to the veranda.

The spectacular ‘Neptune’ kitchen showcases a range of wall, base and tower units with granite work surfaces. Integral appliances to remain include; a dishwasher and a drinks cooler. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from stone tile flooring, matching granite upstands, a tiled splash-back, a double 'Belfast' sink with a mixer tap over, recessed ceiling spotlights, a large island unit with granite work surfaces and a breakfast bar overhang, two uPVC double glazed windows to the rear elevation and a uPVC double glazed stable door providing access to the rear garden.

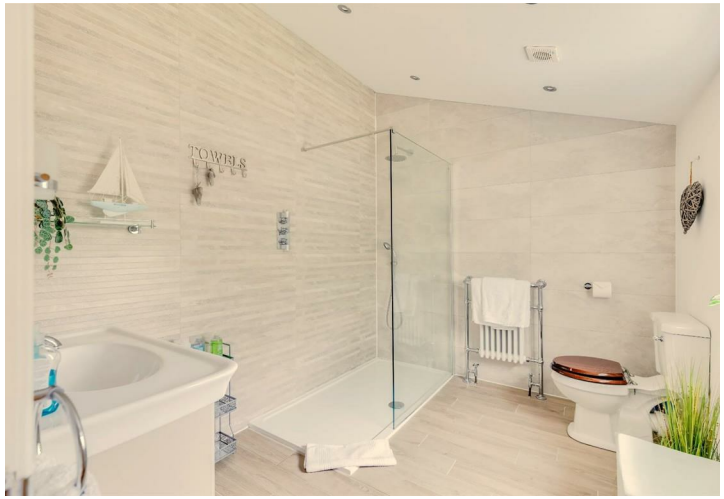
The dining room benefits from solid wood flooring and a uPVC double glazed window to the front elevation.

The utility room has been fitted with a range of base units with laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from stone tile flooring, partially tiled splash-back, a wall-mounted “Worcester” boiler, a stainless steel bowl and a half sink with a mixer tap over, an extractor fan and a uPVC double glazed window to the rear elevation.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a pedestal wash hand basin and a WC. The cloakroom further benefits from feature tile flooring, partially tiled walls, two recessed storage cupboards, recessed ceiling spotlights, an extractor fan and an obscure uPVC double glazed window to the rear elevation.

First Floor

The spectacular galleried landing enjoys carpeted flooring, three uPVC double glazed windows to the rear elevation and a large feature uPVC double glazed window to the front elevation.
Bedroom one is a spacious and versatile room benefitting from part carpet/part wood flooring, a vaulted ceiling, a uPVC double glazed window to the side elevation, an obscure uPVC double glazed window to the rear elevation and two uPVC double glazed feature windows to the front elevation enjoying elevated views over Dinas Powys golf course. The en-suite has been fitted with a 3-piece white suite comprising; a large shower cubicle with a thermostatic rainfall shower over and a handheld shower attachment, a wash hand basin set within a vanity unit and a WC. The en-suite further benefits from wood effect tile flooring, partially tiled walls and splash-back, recessed ceiling spotlights, a floor mounted chrome towel radiator, an extractor fan and an obscure uPVC double glazed window to the rear elevation.
Bedroom two is a spacious double bedroom and benefits from carpeted flooring and two uPVC double glazed windows to the front elevation enjoying views over the golf course. The dressing area enjoys continuation of carpeted flooring, a range of fitted wardrobes with mirrored sliding doors, recessed ceiling spotlights, a loft hatch providing access to the loft space and two obscure uPVC double glazed windows to the side and rear elevations. The en-suite has been fitted with a 4-piece white suite comprising; a freestanding oval bath with a handheld shower attachment, a corner shower cubicle with a thermostatic rainfall shower over and a handheld shower attachment, a wash hand basin set within a vanity unit and a WC. The en-suite further benefits from tiled flooring, tiled walls, recessed ceiling spotlights, an extractor fan and an obscure uPVC double glazed window to the rear elevation.
Bedroom three is a spacious double bedroom and benefits from carpeted flooring and a uPVC double glazed window to the rear elevation. The en-suite has been fitted with a 3-piece white suite comprising; a large walk-in shower cubicle with a thermostatic rainfall shower over and a handheld shower attachment, a feature floating wash hand basin and a WC. The en-suite further benefits from wood effect tiled flooring, partially tiled splash-back, recessed ceiling spotlights, a wall-mounted chrome towel radiator, an extractor fan and an obscure uPVC double glazed window to the rear elevation.
Bedroom four is a double bedroom benefitting from carpeted flooring and a uPVC double glazed window to the front elevation providing further views of the golf course.
Bedroom five is another double bedroom enjoying carpeted flooring and a uPVC double glazed window to the front elevation with further views.



The family bathroom has been fitted with a 3-piece white suite comprising; a freestanding oval bath with a thermostatic handheld shower attachment, a pedestal wash hand basin and a WC. The bathroom further benefits from wood effect tiled flooring, partially wooden clad/partially tiled walls, two recessed storage cupboards; one of which housing the hot water cylinder, recessed ceiling spotlights, an extractor fan and an obscure UPVC double glazed window to the rear elevation.

Gardens & Grounds

Greystones is approached off the road onto a block paved driveway providing off-road parking for several vehicles beyond which is an integral double garage with two electric roller shutter door. The garage has been partly converted to include a uPVC door to the front elevation, solid wood flooring, recessed ceiling spotlights, a range of fitted kitchen units with laminate work surfaces, a stainless steel sink with a mixer tap over, an understairs storage cupboard, a uPVC double glazed window to the rear elevation and a carpeted staircase leading to the bedroom.

The beautifully landscaped front garden is predominantly laid to lawn with a variety of mature shrubs and borders. A veranda provides ample space for outdoor entertaining and dining.

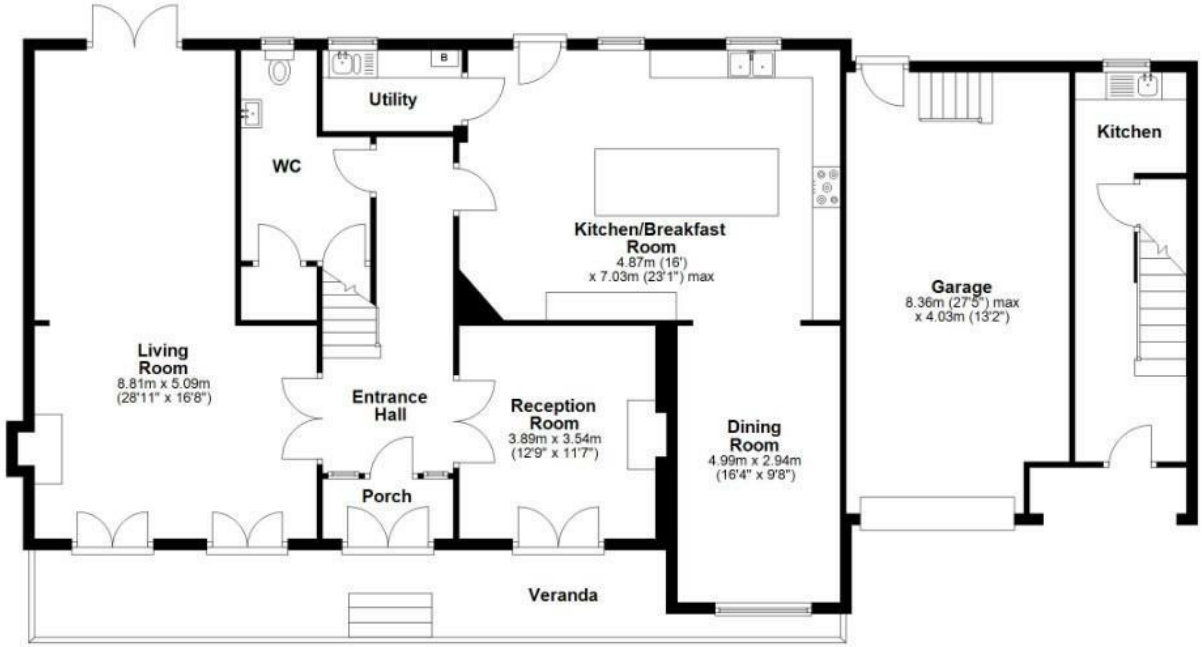
The south-westerly facing rear garden is predominantly laid to lawn with a variety of mature shrubs and borders. A patio area provides ample space for outdoor entertaining and dining. The property further benefits from a storage shed, log store and a greenhouse.

Additional Information

All mains services connected.
Freehold.
Council tax band 'H'.

Ground Floor

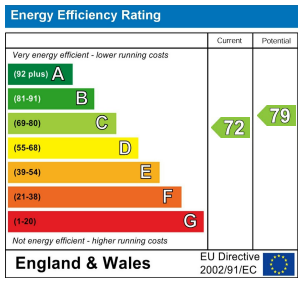
Approx. 183.3 sq. metres (1972.8 sq. feet)



First Floor

Approx. 176.6 sq. metres (1900.6 sq. feet)

Total area: approx. 359.9 sq. metres (3873.4 sq. feet)



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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