



1 Sunnybank
Dinas Powys, CF64 4LG

Watts
& Morgan



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£350,000 Freehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

First of five railway cottages nestled within a private gated community accessed via pedestrian and vehicular gates. Secure parking for three vehicles. Finished to a high standard throughout and benefitting from gas central heating and UPVC double glazing. The property briefly comprises; Entrance hall, open plan living/dining room, kitchen. First floor landing, two bedrooms plus a loft room, family bathroom. Externally the property benefits from an extensive, mature rear garden with bespoke timber clad workshop/home office/gym. Ideally located with excellent transport links to Penarth, Penarth Marina, Cardiff Bay, Leckwith, Cardiff City centre and the M4 corridor. Train Station and bus stops are within walking distance. Easy access to Dinas Powys Primary School. Close by to Cardiff International Pool and White Water, Retail Parks, Mermaid Quay and Cardiff Bay Barrage. Being sold with no onward chain. EPC rating 'E'.

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- End Terrace Cottage
 - No Chain
 - Two Bedrooms
 - Loft Room
 - Open Plan Living Area Layout
 - Large Landscaped Garden In Excess of 200ft long
 - Private Gated Access
 - Parking For Three Vehicles
 - Freehold
-

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Summary of Accommodation

Ground Floor

Entered via a uPVC double glazed door with opaque bevelled glass inset into a hallway benefitting from a radiator with solid wood display shelf over, a wall mounted cupboard housing electric meter, consumer unit and broadband connection, power points and oak effect laminate flooring.

A second glazed wooden door leads into the open plan living/dining room providing ample room for comfy and dining furniture and further benefits from dual aspect uPVC double glazed windows to front and rear elevations, decorative coving to ceiling, mains smoke detector, picture rails, two feature fireplaces to both chimney breasts with brick surrounds and solid wood mantles over, three radiators, a cupboard housing the gas meter, power points, fitted carpet and continuity of oak effect laminate flooring leading through to kitchen. Fitted carpet to stairs rising to first floor landing with under stair storage cupboard.

The kitchen is accessed via concealed wood, glazed pocket door. Inset spot lighting to ceiling. Dual aspect uPVC double glazed windows to two elevations with solid wood sills, overlooking the garden. Contemporary fitted 'Shaker' kitchen with chrome furniture comprising a range of wall and base units. Concrete effect work surfaces with matching upstands and tiling to splash back. 'Franke' stainless steel sink and drainer. Integral 'Neff' appliances including: five ring gas hob with integrated extractor fan over, 'slide and hide' fan assisted oven/grill and microwave. Integral fridge and freezer. Plumbing for washing machine and space for tumble dryer/dishwasher. Ample power points and USB ports. Radiator. Oak effect laminate flooring. UPVC double glazed door leading out to rear garden.

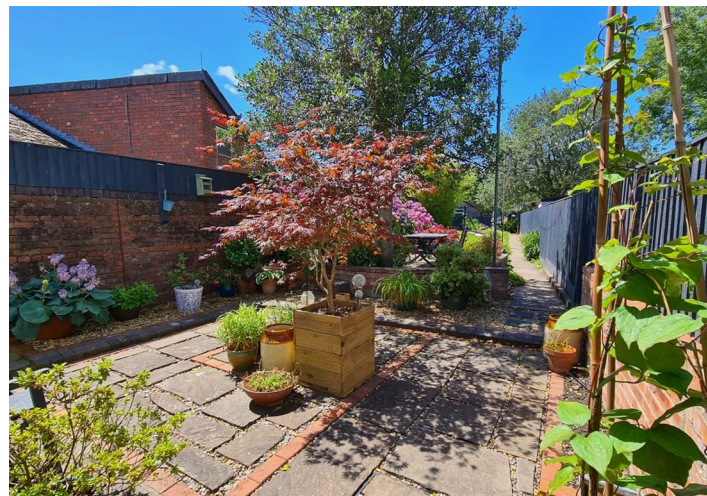
First Floor

The first floor landing enjoys decorative coving and mains smoke detector to ceiling, a staircase rising to loft room with 'Velux' window to sloping ceiling, fitted carpet, power point, radiator and doors off to bedrooms and bathroom.

Bedroom one is a spacious double bedroom and benefits from two UPVC double glazed windows to front elevation, decorative coving to ceiling, built in wall to wall and ceiling to floor wardrobes providing generous storage space, radiator. power points and fitted carpet.

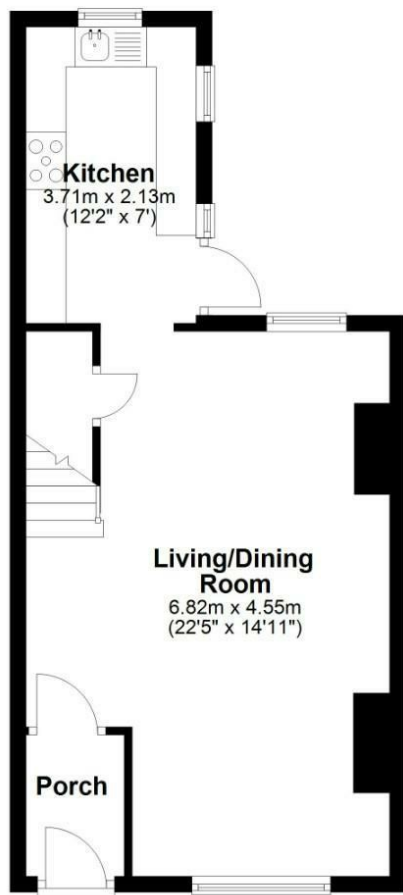
Bedroom two enjoys a fire escape uPVC double glazed window to rear elevation, under stair storage cupboard, radiator, power points and fitted carpet.

The family bathroom benefits from two uPVC obscure double glazed windows with solid wood sills to rear and side elevations, a white suite comprising a feature free standing roll top bath with chrome claw feet and 'Victorian' style mixer tap/shower over, pedestal wash hand basin and low level w/c. Built in cupboard housing combination boiler. Radiator. Oak effect laminate flooring.



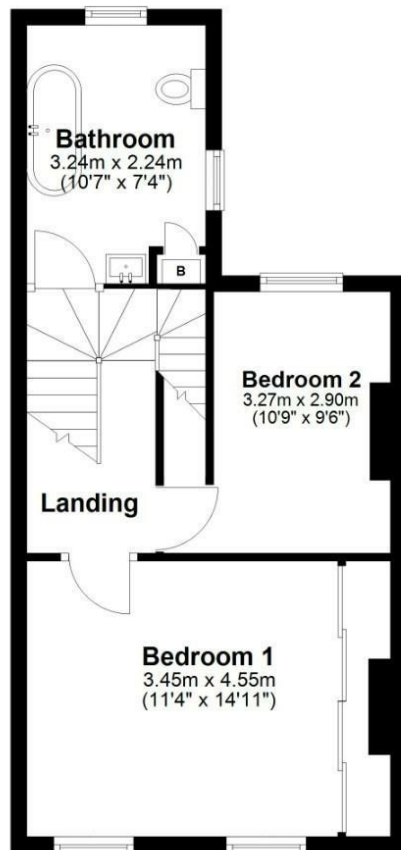
Ground Floor

Approx. 39.1 sq. metres (421.4 sq. feet)



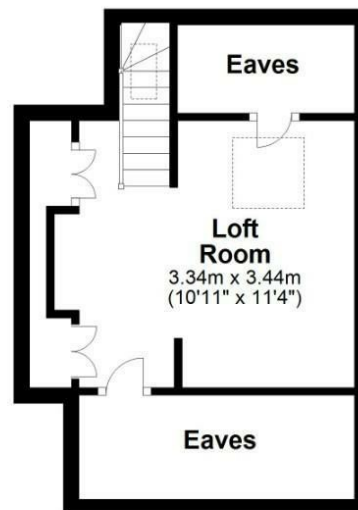
First Floor

Approx. 38.7 sq. metres (416.5 sq. feet)



Second Floor

Approx. 21.9 sq. metres (235.6 sq. feet)



Total area: approx. 99.7 sq. metres (1073.5 sq. feet)

Second Floor

The loft room is a versatile space, utilised as a further bedroom at present. Chrome spot lights to sloping ceiling. Large 'Velux' window to rear elevation enjoying countryside views. Radiator. Many built in storage cupboards to eaves. Radiator. Additional power points as was utilised as a home office. Fitted carpet.

Garden & Grounds

1 Sunnysbank is approached off the road onto a shared private driveway providing three parking spaces. Pathway to front door and gate giving side access to rear garden.

The beautifully landscaped rear garden is a gardener's paradise measuring in excess of 200ft in length. Enclosed with stone walls and timber feather edge fencing. Landscaped into different areas providing pleasure and practicality for everyone. Patio Area - Laid to Welsh slate flagstones, (the property's original floor) with decorative stone chipping and flower borders. Outside water tap. Timber gate giving side access. Pathway leading to;

Deck Area - Two large decks providing ample seating room for alfresco entertainment enclosed with hydrangea borders. Flower border.

Lawn Area - Mainly laid to lawn with two pathways. Raised, enclosed decked area with pergola over. Ornamental pond set into decorative stone chippings with planting.

Workshop Area - Large bespoke timber clad workshop benefitting from a slate roof, fully insulated walls, UPVC double glazed windows and doors. Could also be utilised as a gym, home office or hobby area. Outside water tap. To the side of the workshop is a large decorative stone chipping area providing further seating and the perfect location to spot the variety of birds flying into the garden overlooking the woods. The Woods/Orchard - Enclosed with low walls but very much where nature takes over. A winding pathway leads you through a canopy of Victoria plum, pear and apple trees. Seasonal flowers include primroses, daffodils, bluebells and tulips. Further outside water tap.

Allotment/Kitchen Garden - It is easy to become more self sufficient here with eight raised beds and a further two smaller beds surrounded by easy accessible chipping walkways. Timber potting shed. Two green houses (12'x 8" and 10'x 8"). Raised rose and hydrangea beds.

Additional Information

All mains services connected.

Freehold.

Council tax band 'D'.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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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