



38 Jestyn Close  
Dinas Powys, CF64 4JQ

Watts  
& Morgan







# 38 Jestyn Close

Dinas Powys, CF64 4JQ

**£260,000 Freehold**

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

A three bedroom semi-detached family home in need of modernisation. Conveniently located to transport links, Dinas Powys Village, Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, living room, dining room, kitchen. First floor landing, two double bedrooms, a single bedroom and a family shower room. Externally the property benefits from a low maintenance front garden, a 100ft long tiered rear garden and a detached single garage. Being sold with no onward chain. EPC rating 'C'.

## Directions

Cardiff City Centre – 4.0 miles

M4 Motorway – 9.6 miles

Your local office: Penarth

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## Summary of Accommodation

### Ground Floor

Entered via a partially glazed uPVC door with a double glazed side panel into a welcoming hallway benefiting from carpeted flooring and a carpeted staircase leading to the first floor with an understairs storage cupboard.

The living room benefits from carpeted flooring, a central feature gas fireplace with a stone surround and a uPVC double glazed window to the front elevation.

The dining room enjoys carpeted flooring, uPVC double glazed window to the rear elevation and a partially glazed uPVC door providing access to the rear garden.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; an electric oven and a 4-ring gas hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tile effect vinyl flooring, tiled walls, a bowl and a half sink with a mixer tap over, a uPVC double glazed window to the side elevation and a partially glazed uPVC door providing access to the rear garden.

### First Floor

The first floor landing enjoys carpeted flooring, a loft hatch providing access to the loft space and a uPVC double glazed window to the side elevation.

Bedroom one is a spacious double bedroom benefiting from carpeted flooring, a range of fitted wardrobes and a uPVC double glazed window enjoying elevated views over Dinas Powys.

Bedroom two is a further double bedroom and enjoys carpeted flooring, a range of fitted wardrobes (one of which houses the hot water cylinder) and a uPVC double glazed window to the rear elevation.

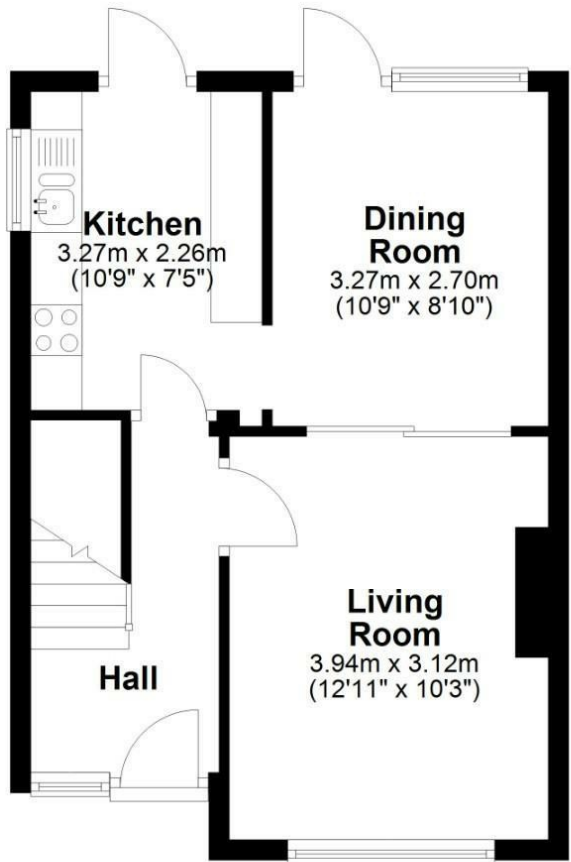
Bedroom three is a single bedroom and benefits from carpeted flooring, a wall mounted 'Vaillant' boiler, a storage cupboard and a uPVC double glazed window to the front elevation enjoying further elevated views.

The shower room has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a wash-hand basin set within a vanity unit and a WC. The shower room further benefits from laminate wood flooring, tiled walls, recessed ceiling spotlights and an obscure uPVC double glazed window to the rear elevation.



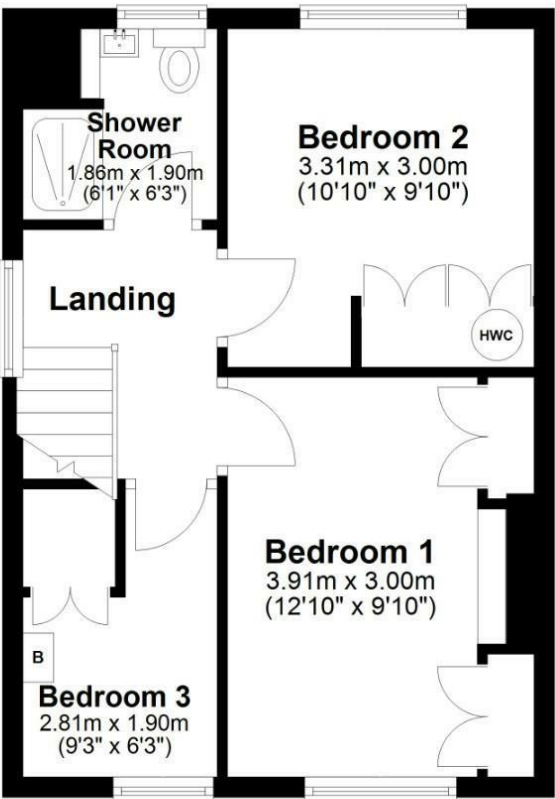
Ground Floor

Approx. 35.7 sq. metres (384.6 sq. feet)



First Floor

Approx. 36.6 sq. metres (393.4 sq. feet)



Total area: approx. 72.3 sq. metres (778.0 sq. feet)

Gardens & Grounds

38 Jestyn Close is approached off the street to an elevated position.

The low maintenance front gardens are laid with patio tile and slate chippings.

The tiered rear garden is predominantly laid to lawn with a variety of mature shrubs, borders and trees. A patio area and a decked area provide ample space for outdoor entertaining and dining.

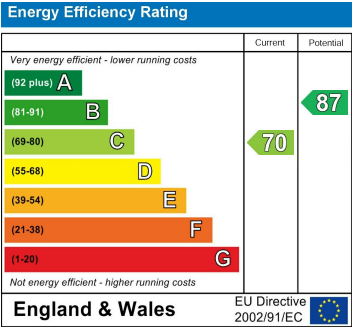
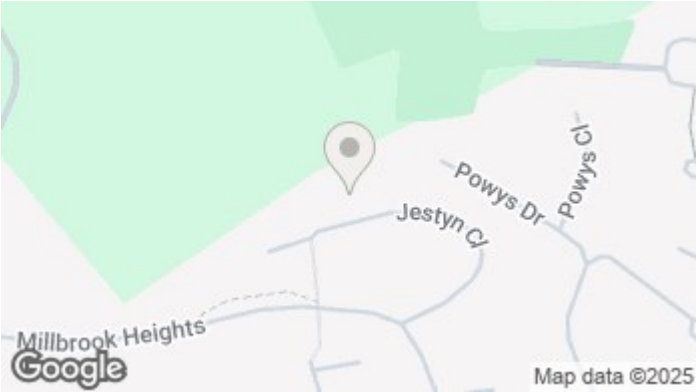
The property further benefits from a single garage with a manual up and over door.

Additional Information

All mains services connected.

Freehold.

Council tax band 'E'.



Scan to view property

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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