



3 Heol Hartrey
Dinas Powys, CF64 4RL

Watts
& Morgan



3 Heol Hartrey

Dinas Powys, CF64 4RL

£445,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A well presented, spacious four bedroom detached family home situated in the popular Scholars Park development in Dinas Powys. Conveniently located to local amenities, transport links, Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, spacious living room, open plan kitchen/dining room, utility room, downstairs cloakroom. First floor landing, primary bedroom with en-suite, second double bedroom, two further spacious single bedrooms and family bathroom. Externally the property benefits from a driveway providing off-road parking for several vehicles, beyond which is a detached single garage converted into gym/office, beautifully landscaped rear garden. EPC rating 'B'.

Directions

Penarth Town Centre – 2.9 miles

Cardiff City Centre – 4.7 miles

M4 Motorway – 9.9 miles

Your local office: **Penarth**

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





Summary of Accommodation

Ground Floor

Entered via a partially glazed composite door into a welcoming hallway benefiting from wood effect luxury vinyl tile (LVT) flooring, a recessed storage cupboard, a uPVC double glazed window to the side elevation and carpeted staircase leading to the first floor.

The spacious living room benefits from carpeted flooring and uPVC double glazed window to the front elevation.

The open plan kitchen/dining room benefits from continuation of wood effect LVT flooring, recessed ceiling spotlights and a set of uPVC double glazed French doors with double glazed side panels providing access to the rear garden. The kitchen showcases a range of wall and base units with laminate work surfaces. Integral appliances to remain include; an 'AEG' electric oven/grill, a 'Caple' drinks cooler, a fridge/freezer, an 'AEG' dishwasher and an 'AEG' 5-ring gas hob with an extractor fan over. The kitchen further benefits from matching upstands, under-counter and under-plinth lighting, a stainless steel bowl and a half sink with a mixer tap over, a cupboard housing the wall mounted 'Ideal' combi boiler and a uPVC double glazed window to the rear elevation.

The utility room has been fitted with a laminate work surface with space and plumbing provided for freestanding white goods. The utility room further benefits from continuation of wood effect LVT flooring, matching upstands and a uPVC double glazed window to the side elevation.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a corner pedestal wash-hand basin and a WC. The cloakroom further benefits from continuation of wood effect LVT flooring, partially tiled splashback and an extractor fan.

First Floor

The first floor landing enjoys carpeted flooring, a recessed storage cupboard, 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 and benefits from carpeted flooring, range of fitted wardrobes with mirrored sliding doors and a uPVC double glazed window to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising; a large shower cubicle with an electric shower over, a pedestal wash-hand basin and a WC. The en-suite further benefits from wood effect vinyl flooring, partially tiled splashback, an extractor fan, a wall mounted chrome towel radiator and an obscure uPVC double glazed window to the side elevation.

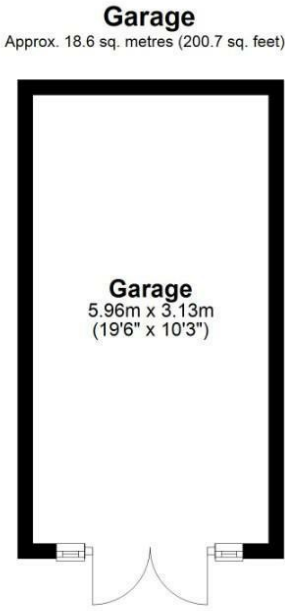
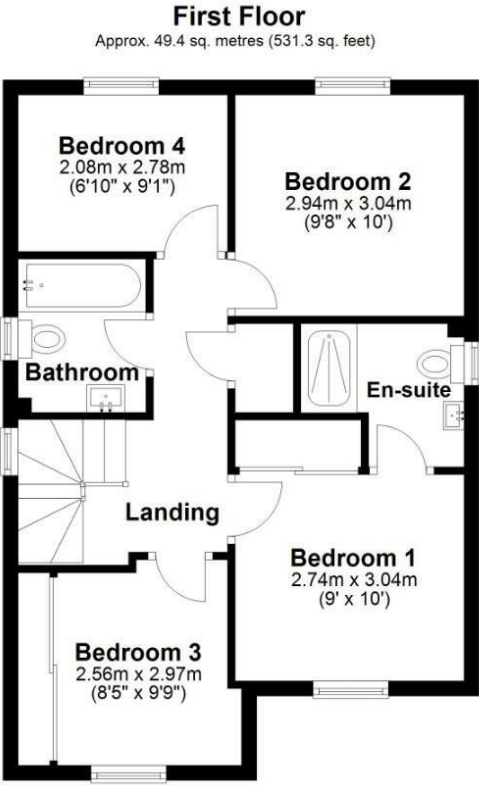
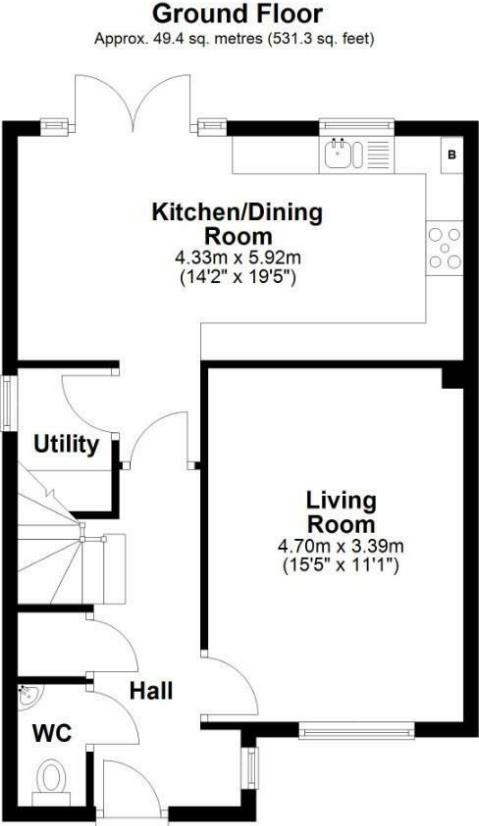
Bedroom two is a double bedroom enjoying carpeted flooring and a uPVC double glazed window to the rear elevation.

Bedroom three is a spacious single bedroom benefiting from wood effect vinyl flooring, a range of fitted wardrobes with mirrored sliding doors and a uPVC double glazed window to the front elevation.

Bedroom four is another spacious single bedroom and enjoys carpeted flooring and a uPVC double glazed window to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from wood effect vinyl flooring, partially tiled splashback, an extractor fan, a wall mounted chrome towel radiator and an obscure uPVC double glazed window to the side elevation.





Total area: approx. 117.4 sq. metres (1263.3 sq. feet)

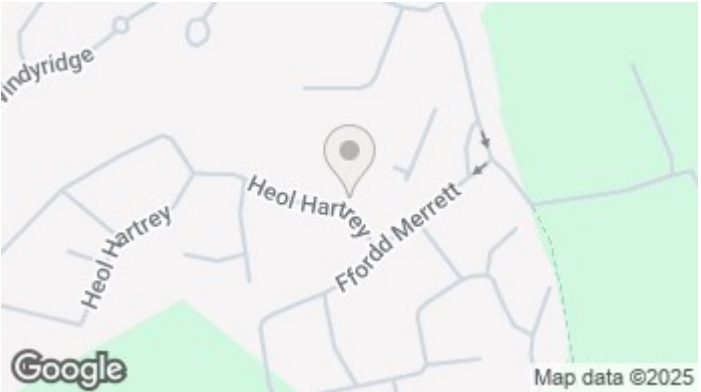
Garden & Grounds

3 Heol Hartrey is approached off the road onto a tarmac driveway providing off-road parking for several vehicles, beyond which is a detached single garage which has been converted into a gym/office.

The low maintenance front garden is predominantly laid with stone chippings with a variety of mature shrubs and borders. The beautifully landscaped, private and enclosed rear garden is predominantly laid with artificial lawn with a variety of mature shrubs and borders. A porcelain tile patio provides ample space for outdoor entertaining.

Additional Information

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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



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.

**Bridgend****T** 01656 644 288**E** bridgend@wattsandmorgan.co.uk**Cowbridge****T** 01446 773 500**E** cowbridge@wattsandmorgan.co.uk**Penarth****T** 029 2071 2266**E** penarth@wattsandmorgan.co.uk**London****T** 020 7467 5330**E** london@wattsandmorgan.co.uk

Follow us on

**Watts
& Morgan**