



The Old Granary, Westra
Dinas Powys, CF64 4HA

Watts
& Morgan



The Old Granary Westra

Dinas Powys, CF64 4HA

£699,950 Freehold

5 Bedrooms | 2 Bathrooms | 1 Reception Room

A beautifully presented, five bedroom former Granary located on the ever popular Westra in Dinas Powys. Conveniently located to local amenities, Dinas Powys Village, Penarth Town Centre, Cardiff City Centre and the M4 Motorway. The high specification, charming and characterful property briefly comprises; entrance hall, spectacular double-height open-plan kitchen/dining/living room, spacious primary bedroom located on the ground floor with en-suite, utility room and ground floor cloakroom. First floor landing; two double bedrooms, two spacious single bedrooms and a family bathroom. Externally the property benefits from a block paved driveway providing off-road parking for several vehicles with a carport located to the side of the property and a private and enclosed garden. EPC rating 'D'.

Directions

Dinas Powys Village - 0.6 miles

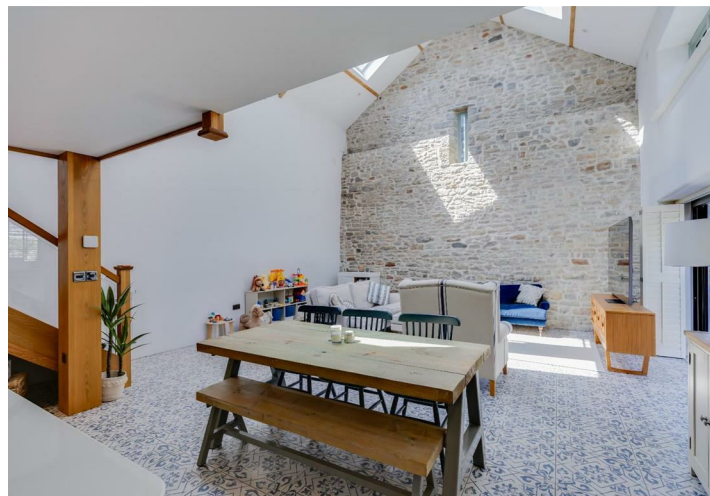
Cardiff City Centre – 5.0 miles

M4 Motorway – 7.1 miles

Your local office: **Penarth**

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





Ground Floor

Entered via a solid wooden door with double glazed side panels into a welcoming hallway benefitting from pattern tile flooring with underfloor heating, exposed stone walls, recessed ceiling spotlights, a wall-mounted alarm panel and a recessed storage cupboard.

The spectacular open-plan kitchen/dining/living room is the heart of the home and benefits from continuation of pattern tile flooring with underfloor heating, a double-height vaulted ceiling with exposed wooden beams, an exposed feature stone wall, two double glazed windows to the front elevation, six roof lights and a set of double glazed bi-folding doors with bespoke fitted shutters providing access to the garden.

The kitchen showcases a range of wall and base units with quartz work surfaces. Integral appliances to remain include; an 'AEG' fridge/freezer, a 'Bosch' electric oven/combination grill, a 'Bosch' 5-ring electric hob with an extractor fan over, a 'CDA' wine cooler and a 'Zanussi' dishwasher. The kitchen further benefits from recessed ceiling spotlights, feature pendant lighting, a Belfast sink with a mixer tap over, a central island unit with breakfast bar overhang, a bin and recycling drawer and a double glazed wooden window with bespoke fitted shutters to the front elevation.

Bedroom one is a spacious double bedroom benefitting from pattern feature tiled flooring with underfloor heating, recessed ceiling spotlights, an exposed stone wall and two double glazed wooden windows with bespoke fitted shutters to the front elevation. The en-suite has been fitted with a 2-piece white suite comprising; a wash hand basin set within a vanity unit and a WC. The en-suite further benefits from tiled flooring with underfloor heating, a large walk-in shower cubicle with a thermostatic rainfall shower over and a handheld shower attachment, partially tiled walls, a wall-mounted towel radiator, recessed ceiling spotlights and an extractor fan.

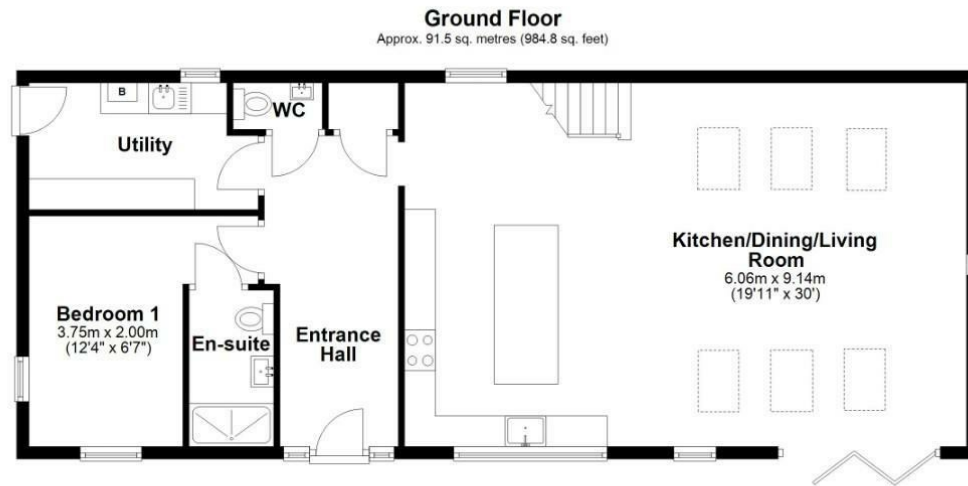
The utility room has been fitted with a range of wall and base units with laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from continuation of pattern tile flooring with underfloor heating, partially tiled splash-back, a floor-mounted 'Worcester' combi boiler, a stainless steel sink with a mixer tap over, recessed ceiling spotlights, an extractor fan, a double glazed wooden window with bespoke fitted shutters to the rear elevation and a wooden stable door providing access to the side carport.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a wash hand basin set within a vanity unit and a WC. The cloakroom further benefits from continuation from pattern tiled flooring, partially tiled splash-back, recessed ceiling spotlights and an extractor fan.



First Floor

The galleried first floor landing is a versatile space, currently used as a home office and enjoys carpeted flooring, exposed wooden beams, recessed ceiling spotlights, a roof light and a double glazed wooden window to the rear elevation.



Total area: approx. 154.0 sq. metres (1657.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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	68	80
EU Directive 2002/91/EC		

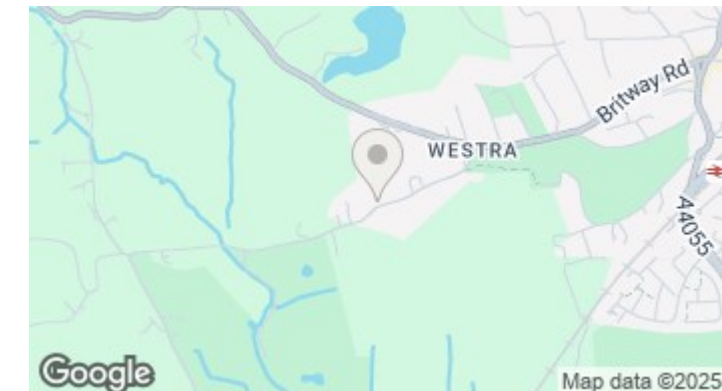
Bedroom two is a spacious double bedroom benefitting from carpeted flooring, exposed wooden beams, recessed ceiling spotlights, a mezzanine level and a double glazed wooden window with bespoke fitted shutters to the front elevation. Bedroom three is another double bedroom benefitting from carpeted flooring, exposed wooden beams, recessed ceiling spotlights, three double glazed wooden windows with bespoke fitted shutters to the front and side elevations. Bedroom four is a spacious single bedroom enjoying carpeted flooring, exposed wooden beams, recessed ceiling spotlights, a mezzanine level and two double glazed wooden windows with bespoke fitted shutters to the rear elevation. Bedroom five is a further spacious single bedroom enjoying carpeted flooring, exposed wooden beams, recessed ceiling spotlights, a mezzanine level and a double glazed wooden window with bespoke fitted shutters to the front elevation. The family bathroom has been fitted with a 4-piece white suite comprising; a panelled bath with a handheld shower attachment, 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 bathroom further benefits from wood effect tile flooring, partially tiled walls, exposed wooden beams, recessed ceiling spotlights, an extractor fan, a wall-mounted chrome towel radiator and an obscure double glazed wooden window to the side elevation.

Garden & Grounds

The Old Granary is approached off the road onto a block paved driveway providing off-road parking for several vehicles, beyond which is a gated carport located to the side of the property. The enclosed, landscaped garden is predominantly laid with stone paving surrounded by a natural stone wall with a variety of mature shrubs, borders and trees providing ample space for outdoor entertaining and dining.

Additional Information

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



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

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