



7 Longmeadow Drive  
Dinas Powys, CF64 4TA

Watts  
& Morgan







# 7 Longmeadow Drive

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**£495,000 Freehold**

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

A spacious three bedroom, detached bungalow situated on a substantial plot of 0.43 acres offering huge potential for future extension/development. Conveniently located to Dinas Powys Village, local train transport link, Penarth Town Centre and Cardiff City Centre. Accommodation briefly comprises; porch, entrance hallway, living room, kitchen, utility room, three double bedrooms, shower room and cloakroom. Versatile study room and cloakroom on first floor. Externally the property enjoys mature gardens and grounds offering potential future development, a sweeping driveway providing off-road parking for several vehicles with a double garage/workshop. Being sold with no onward chain. EPC rating 'TBC'.

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## Directions

Penarth Town Centre – 2.7 miles

Cardiff City Centre – 4.4 miles

M4 Motorway – 9.6 miles

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Your local office: Penarth

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## Summary of Accommodation

### Ground Floor

Entered via a glazed uPVC door into a porch benefiting from tiled flooring and uPVC double glazed windows to the side elevations. An obscure glazed wooden door provides access into a welcoming hallway benefiting from parquet woodblock flooring, a recessed storage cupboard housing the hot water cylinder and a wooden staircase with a carpet runner leading to the first floor.

The living room enjoys continuation of parquet woodblock flooring, a central feature open fireplace, uPVC double glazed windows to the front and side elevations enjoying elevated views over the garden and Dinas Powys and a uPVC sliding door providing access to a patio area.

The kitchen has been fitted with a range of base and wall units with granite work surfaces. Integral appliances to remain include; a 4-ring electric hob cooker. The kitchen further benefits from vinyl flooring, partially tiled splashback, a double bowl sink and a uPVC double glazed window to the side elevation.

The utility room has been fitted with a range of base units with an aluminium sink. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from vinyl flooring, single glazed aluminium windows to the front and rear elevations and an obscure glazed wooden door providing access to the rear garden.

Bedroom one, currently used as a dining room, is a versatile room which enjoys carpeted flooring, a recessed storage cupboard and uPVC double glazed windows to the front, side and rear elevations.

Bedroom two is a generously sized double bedroom benefitting from carpeted flooring, a recessed wardrobe and a uPVC double glazed window to the rear elevation.

Bedroom three is another double bedroom enjoying carpeted flooring, a range of built-in wardrobes and a set of uPVC double glazed French doors providing access into the conservatory.

The conservatory benefits from tiled flooring, uPVC double glazed window to the side and rear elevations with uPVC double glazed French doors providing access to the rear garden.

The family bathroom has been fitted with a 3-piece suite comprising; a shower cubicle with a thermostatic shower over, a pedestal wash-hand basin and a second wash-hand basin set within a vanity unit. The shower room further benefits from carpeted flooring, tiled walls and a uPVC double glazed window to the side elevation.

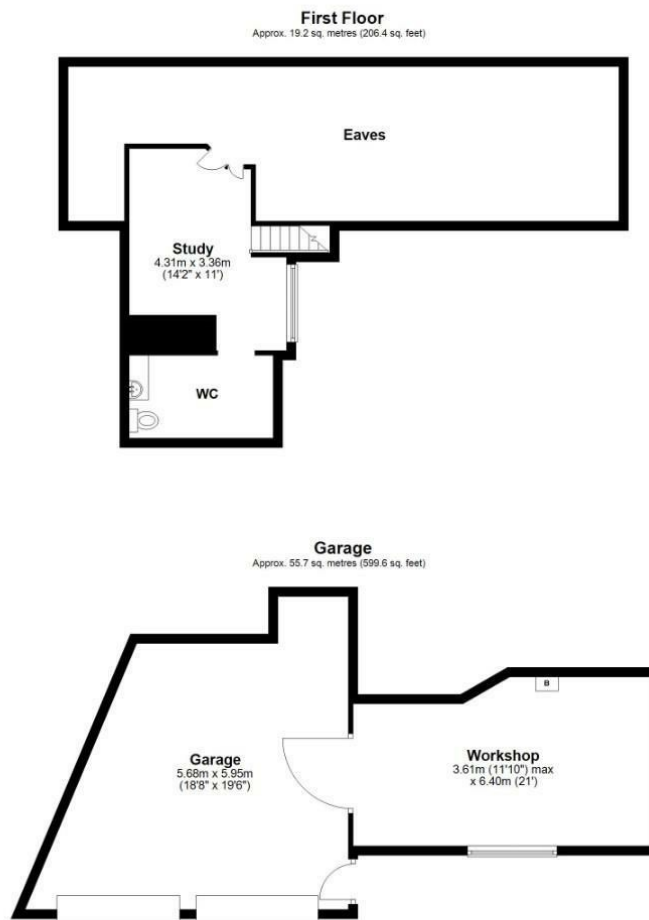
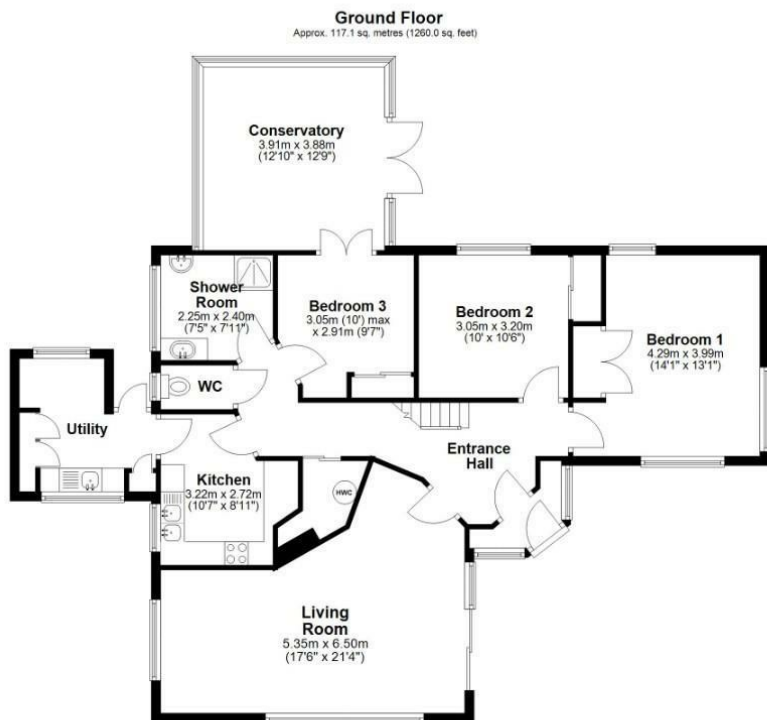
The cloakroom serving the ground floor accommodation has been fitted with a WC and benefits from an obscure glazed wooden window to the side elevation.



### First Floor

To the first floor the study is a versatile room which enjoys carpeted flooring, vast eaves storage and a uPVC double glazed window to the side elevation.

A second room enjoys vinyl flooring, a WC and a wash-hand basin set within vanity unit.



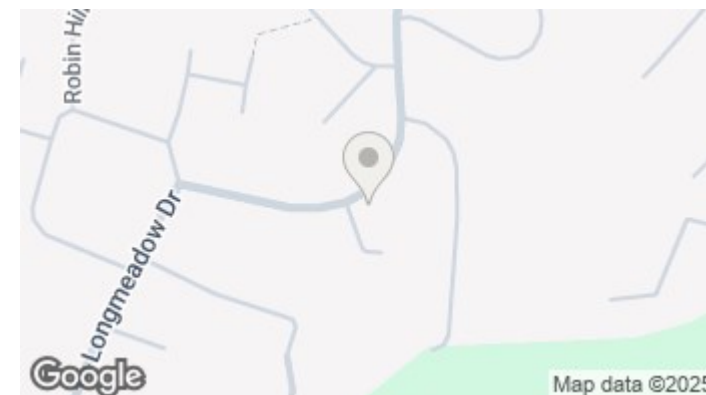
Total area: approx. 191.9 sq. metres (2066.1 sq. feet)

## Garden & Grounds

7 Longmeadow Drive is approached off the road onto a sweeping driveway providing off-road parking for several vehicles, beyond which is a large double garage/workshop. The front garden is predominantly laid to lawn and enjoys a variety of mature shrubs and trees. The front garden offers huge potential for possible development/extensions (subject to relevant planning permissions). The rear garden enjoys a variety of mature shrubs and borders, a block paved patio area provides ample space for outdoor entertaining and dining and the rear garden also benefits from wooden stores.

## Additional Information

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>54</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.





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