



Heol Hartrey, £375,000

- COUNCIL TAX BAND - F
- DETACHED
- GARAGE AND DRIVEWAY
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMMENITIES AND PUBLIC TRANSPORT
- NHBC WARRENTY REMAINING
- EPC Rating: B



3 2 1



About the property

****OPEN HOUSE 3RD OCTOBER 12.00PM - 1.00PM -BY APPOINTMENT ONLY****

Stunning three-bedroom detached home with impeccable show-home presentation, stylish modern interiors, private garden, garage and driveway, situated in sought-after Dinas Powys.

Accommodation

Entrance Hallway

A welcoming entrance hallway, providing access to the ground-floor accommodation and benefiting from useful built-in storage.

W.C.

Conveniently located on the ground floor and fitted with a low-level WC and wash hand basin, providing a practical addition for family living and visiting guests.

Lounge

12' 11" max x 11' 4" max (3.94m max x 3.45m max)

A stylish and inviting lounge, immaculately presented with a window overlooking the front aspect and ample space for comfortable furnishings.

Kitchen/Diner

17' 3" max x 9' max (5.26m max x 2.74m max)

open-plan kitchen and dining space, beautifully presented with a contemporary fitted kitchen and ample room for dining and entertaining. French doors open directly onto the



rear garden, creating a wonderful flow between indoor and outdoor living.

Utility 5' 1" max x 3' 1" max (1.55m max x 0.94m max)

A practical and well-appointed utility area, providing additional space for laundry appliances and household storage, perfectly complementing the stylish kitchen.

Landing

A bright and spacious landing providing access to all first-floor rooms, with two useful built-in storage cupboards offering excellent additional storage.

Bedroom 1 10' 6" max x 8' 11" max (3.20m max x 2.72m max)

A generously proportioned principal bedroom, with built-in storage, a stylish en-suite shower room and a window to the front aspect.

En-Suite 7' max x 4' max (2.13m max x 1.22m max)

A stylish and contemporary en suite shower room comprising a walk-in shower enclosure, wash hand basin and low-level WC. Beautifully finished with modern fittings and attractive tiling, providing a private and convenient facility to the principal bedroom.

Bedroom 2 10' max x 9' 5" max (3.05m max x 2.87m max)

A generously proportioned and beautifully presented bedroom, benefiting from useful built-in storage and ample space for bedroom furnishings.

Bedroom 3 9' 4" max x 8' 1" max (2.84m max x 2.46m max)

A well-proportioned and beautifully presented third bedroom, offering a versatile space ideal as a bedroom, nursery or home office.

Bathroom 7' 6" max x 5' 7" max (2.29m max x 1.70m max)

family bathroom comprising a bath with electric shower over, wash hand basin and WC, complemented by a contemporary finish.

Rear Garden rear garden featuring a patio area ideal for outdoor dining and entertaining, with a lawned area providing additional outdoor space. A side gate provides convenient access to the garage and driveway.

Garage And Driveway A private driveway providing off-road parking for multiple vehicles, together with a garage offering secure parking and useful additional storage.

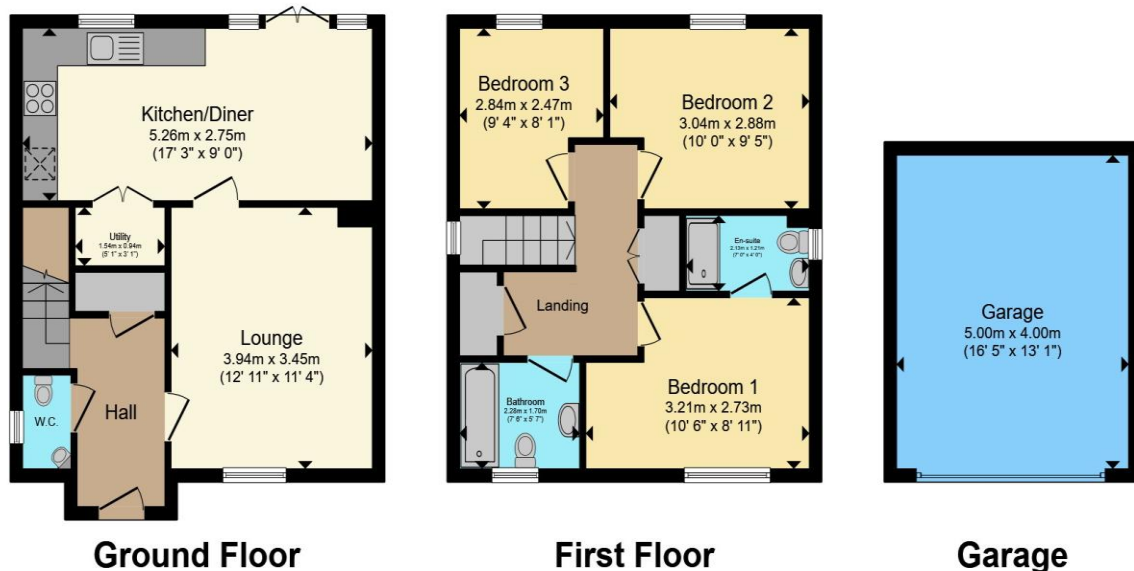
Front Garden A well-maintained front garden, mainly laid to lawn with a selection of established shrubs and planting, creating an attractive approach to the property.

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Floorplan



Total floor area 104.9 m² (1,129 sq.ft.) approx

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