



45 Highwalls Avenue
Dinas Powys | CF64 4AQ

FINE & COUNTRY

STEP INSIDE

45 Highwalls Avenue

Welcome to your family haven!

Highwalls Avenue in Dinas Powys is a lovely residential street known for its beautiful homes and peaceful surroundings. It's a sought-after area that offers a sense of community and a high quality of life for its residents.

Greystones boasts five bedrooms, four baths and four reception rooms, ensuring every need is met with grace and luxury. No expense has been spared when creating this beautiful home, which is very clear to see as soon as you arrive. The Neptune kitchen, a culinary haven and gathering hub, beckons for shared moments and delicious creations with the breakfast room flowing off to one side. The handy utility room is a must have and is situated just next to the stable door that leads out onto the sunken patio area. The two reception rooms to the front of the property offer space, comfort and flexibility for all where you can step onto the veranda, a testament to dedication and care, offering a tranquil escape to savor the beauty that surrounds this home. Here, a blend of functionality and allure creates an inviting atmosphere that speaks of comfort and refinement.





SELLER INSIGHT

“45 Highwalls Avenue has been our cherished home for the past eight years. We moved here after our children had grown, seeking to be closer to family on the east side of Cardiff. From the moment we first viewed the property, we felt an immediate connection to it—it exuded a sense of happiness, even with all the renovation work ahead. Over time, we lovingly renovated and extended the house, transforming it into the warm, welcoming home it is today.”

“The kitchen is truly the heart of our home. With its classic Shaker-style Neptune design and a spacious island that our grandchildren adore, it has become a social hub where everyone gathers. Just off to the side is the breakfast room, which flows beautifully from the kitchen, adding to the overall sense of openness and connection.”

“I take great pride in our home, especially in the veranda my husband built. After showing him a picture of a colonial-style house from New England, I asked him to create an overhang and veranda for us to sit and enjoy—and he brought my vision to life perfectly. The renovation was a true labour of love, with my son overseeing much of the work and my husband lending a helping hand.”

“This property has become the place where our family naturally gravitates. Christmases here are magical, and summer BBQs are always a highlight. The stable door, which stays true to the character of the house, brings the outdoors in, while the large windows fill the space with light, creating a bright and airy atmosphere.”

“Our south-facing garden is a private oasis, with lovely views of the golf course just opposite. It's a peaceful spot, not overlooked, where we frequently see wildlife—hedgehogs, foxes, and a variety of birds are regular visitors. We've also enjoyed tending to our little vegetable patch over the years.”

“We chose this village primarily for its strong sense of community. It offers everything we could ask for: charming pubs, delightful eateries, and a picturesque village green. The atmosphere here is wonderful, and being so close to Cardiff offers the best of both worlds.”

“As we prepare to downsize, there is so much we will miss. Although we will remain in the village, it will be hard to leave this home that holds so many special memories. I will particularly miss the beautiful kitchen, the peaceful view of the golf course, and the quiet serenity of the area. Our grandchildren, along with the rest of our family, have loved this home as much as we have, and they will miss it dearly too.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







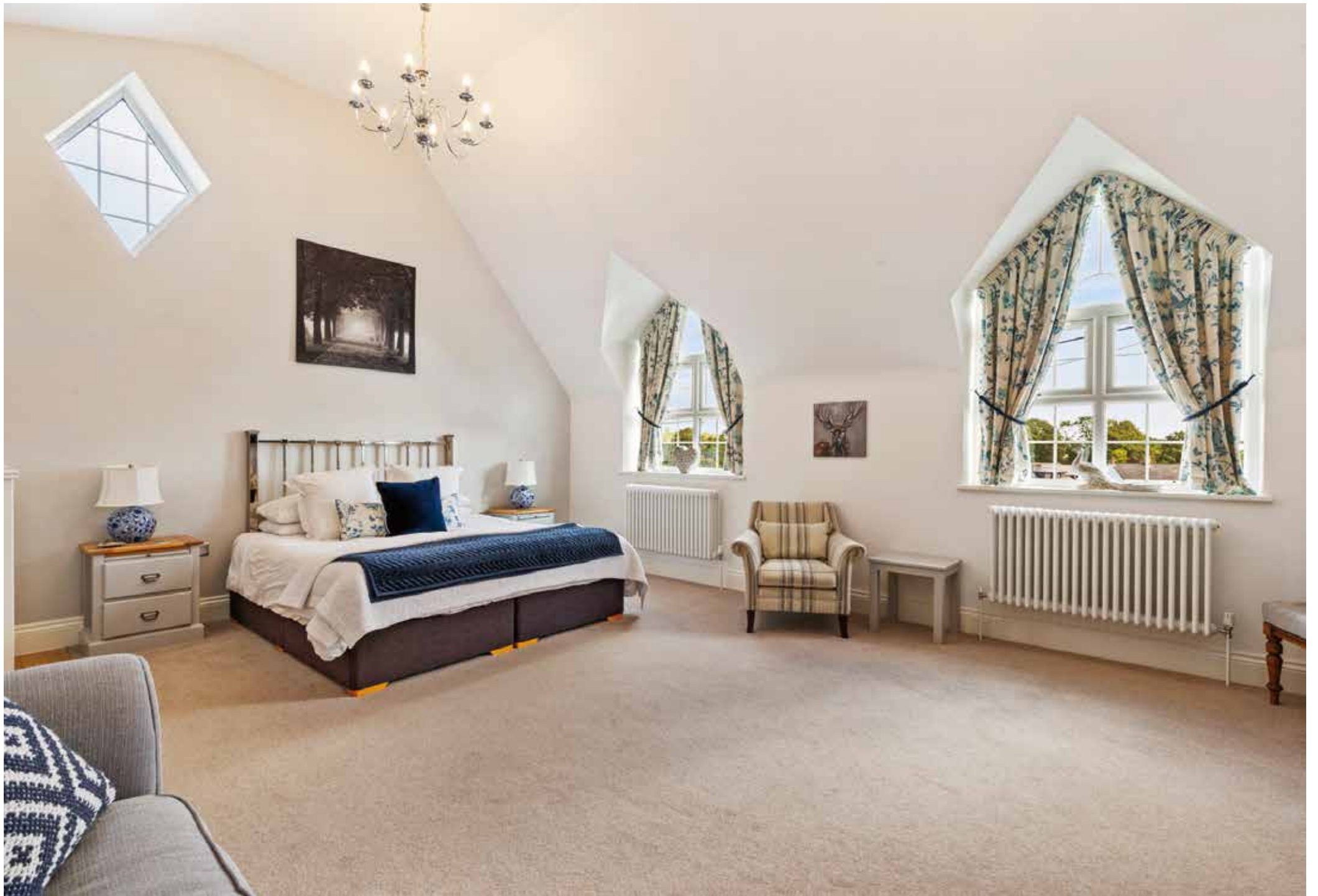
STEP INSIDE

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Upstairs boasts 5 bedrooms and 4 bathrooms, offering ample space for comfort and privacy. One of the bedrooms is perfect for Airbnb or multigenerational living, featuring a separate entrance and kitchen for added convenience and independence.

As you ascend the stairs, you'll be greeted by the stunning landing with huge windows that flood the space with natural light, creating a bright and airy atmosphere. The high ceilings on the landing add a touch of grandeur and elegance to this inviting space, making it a truly special part of this remarkable property.

















STEP OUTSIDE

45 Highwalls Avenue

The south facing garden offers a variety of spaces to enjoy, including a greenhouse for nurturing plants, a vegetable patch for homegrown produce, a large patio for relaxing with a BBQ area perfect for family gatherings, creating lasting memories over delicious meals, a charming timber porch offering a nod to the original home and convenient log storage for your outdoor and indoor fireplaces. Imagine the kids exploring the greenhouse, helping out in the vegetable patch, or playing in the spacious patio area!

And let's not forget the front drive – plenty of room for the family vehicles, bikes, and even space for guests' cars when they visit. The double garage is a lifesaver for storing all the kids' outdoor toys and bikes, keeping everything tidy and organised. This property is not just a house; it's a place where families can grow, play, and make cherished memories together.

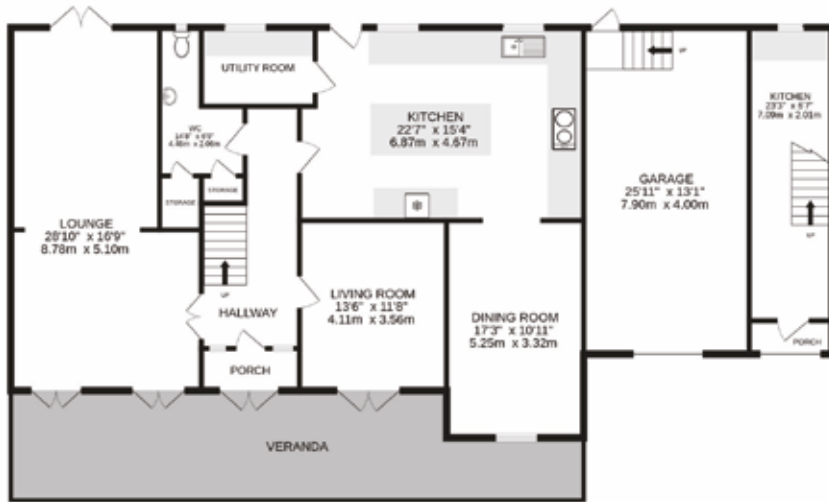
Location:

Dinas Powys is conveniently located near Cardiff providing easy access to a vibrant urban center with a wide range of cultural and entertainment options. Additionally, it's close to the stunning coastline of the Vale of Glamorgan, offering beautiful beaches and seaside towns for leisurely day trips. This prime location allows residents to enjoy the best of both worlds - the tranquility of Dinas Powys and the excitement of nearby city and coastal attractions.

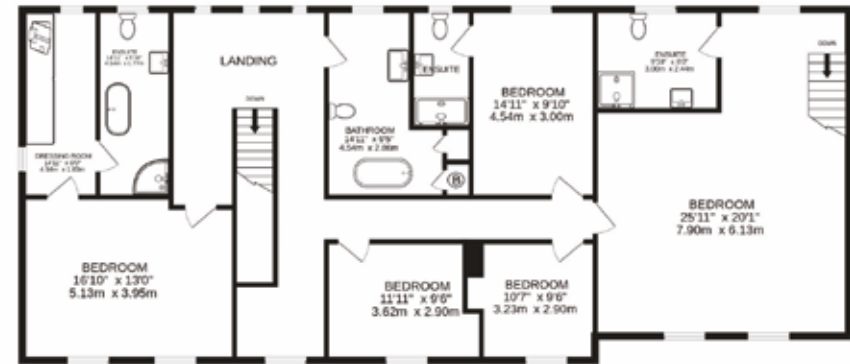
Dinas Powys is a charming location in Wales known for its picturesque surroundings and community spirit. Nestled in the countryside, it offers a peaceful escape from the hustle and bustle of city life. With its historic charm and scenic landscapes, Dinas Powys provides a tranquil setting for those seeking a relaxing and idyllic lifestyle



GROUND FLOOR
1861 sq.ft. (172.9 sq.m.) approx.



1ST FLOOR
1783 sq.ft. (165.6 sq.m.) approx.



TOTAL FLOOR AREA : 3644 sq.ft. (338.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
Council Tax Band: H



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Fine & Country (South Wales) Ltd t/a Fine & Country, Company Reg. No. 14594236. Registered office: 30 High Street, Chepstow, NP16 5LJ. Printed 16.09.2024



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