CARDIFF'S HOME FOR
**STYLISH SALES
& LETTINGS**

JeffreyRoss

SUMMERLAND CLOSE

LLANDOUGH

ENTRANCE HALL
1.83m x 4.55m (6'0 x 14'11)

CLOAKROOM/W.C

LIVING ROOM (BEDROOM 4)
2.44m x 4.22m (8'0 x 13'10)

DEN
2.49m x 2.51m (8'2 x 8'3)

LAUNDRY ROOM
1.96m x 2.24m (6'5 x 7'4)

STORE ROOM

FIRST FLOOR

LIVING ROOM
4.55m x 5.49m (14'11 x 18'0)

KITCHEN
2.06m x 2.95m (6'9 x 9'8)

DINING AREA
2.46m x 2.95m (8'1 x 9'8)

SECOND FLOOR

BEDROOM 1
2.64m x 4.14m (8'8 x 13'7)

BEDROOM 2
2.64m x 4.17m (8'8 x 13'8)

BEDROOM 3
2.13m x 3.23m (7'0 x 10'7)

BATHROOM
1.83m x 2.67m (6'0 x 8'9)

OUTSIDE
There are gardens to three sides with parking on the front garden with patios and lawned areas to the side and rear. Garden shed and cold water tap. Mature hedge.

TENURE
Freehold

COUNCIL TAX
Band E

SUMMERLAND CLOSE

LLANDOUGH, CF64 2QA - £340,000

4 Bedroom(s)   1 Bathroom(s)   1130.00 sq ft

Located in this popular location between Cardiff and Penarth and having good access to the M4 link road and Cardiff Bay. This end of terrace town house enjoys a good corner plot and from the upper floors enjoys far reaching views over the bay to Cardiff. The accomodation over three floors comprises of: Entrance hall, cloakroom/w.c, laundry room, storage room, garden room opening onto the rear garden, the intergral garage has been coverted to provide a further living room or fourth bedroom. To the first floor is a large living room and a seperate kitchen/dining room. To the second floor are 3 bedrooms and a bathroom. There are gardens to the rear and side of the house and a parking space at the front. The property has double glazing and gas central heating.

PROPERTY SPECIALIST
Mr Jeff Hopkins
jeff@jeffreyross.co.uk
02920 499680
Valuer

Summerland Cl, Llandough, CRF

Main Building: Total Interior Area 1130.97 sq ft

Ground Floor

DEN
8'2" x 8'5"
69 sq ft

HALL

WC
3'1" x 5'6"
17 sq ft

CLOAKROOM

LAUNDRY
6'5" x 7'4"
45 sq ft

STRG

LIVING
8' x 13'10"
110 sq ft

FOYER
6' x 14'11"
66 sq ft

UP

1st Floor

DINING
8'1" x 9'8"
77 sq ft

KITCHEN
6'9" x 9'8"
65 sq ft

LANDING
DN

F/P

LIVING
14'11" x 18'
229 sq ft

UP

2nd Floor

BATHROOM
6' x 8'9"
52 sq ft

BEDROOM
6'8" x 13'7"
118 sq ft

LANDING
DN

BEDROOM
8'8" x 13'8"
105 sq ft

BEDROOM
7' x 10'7"
69 sq ft

0   3   6 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

Summerland Close, Llandough, Penarth

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	70	
(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