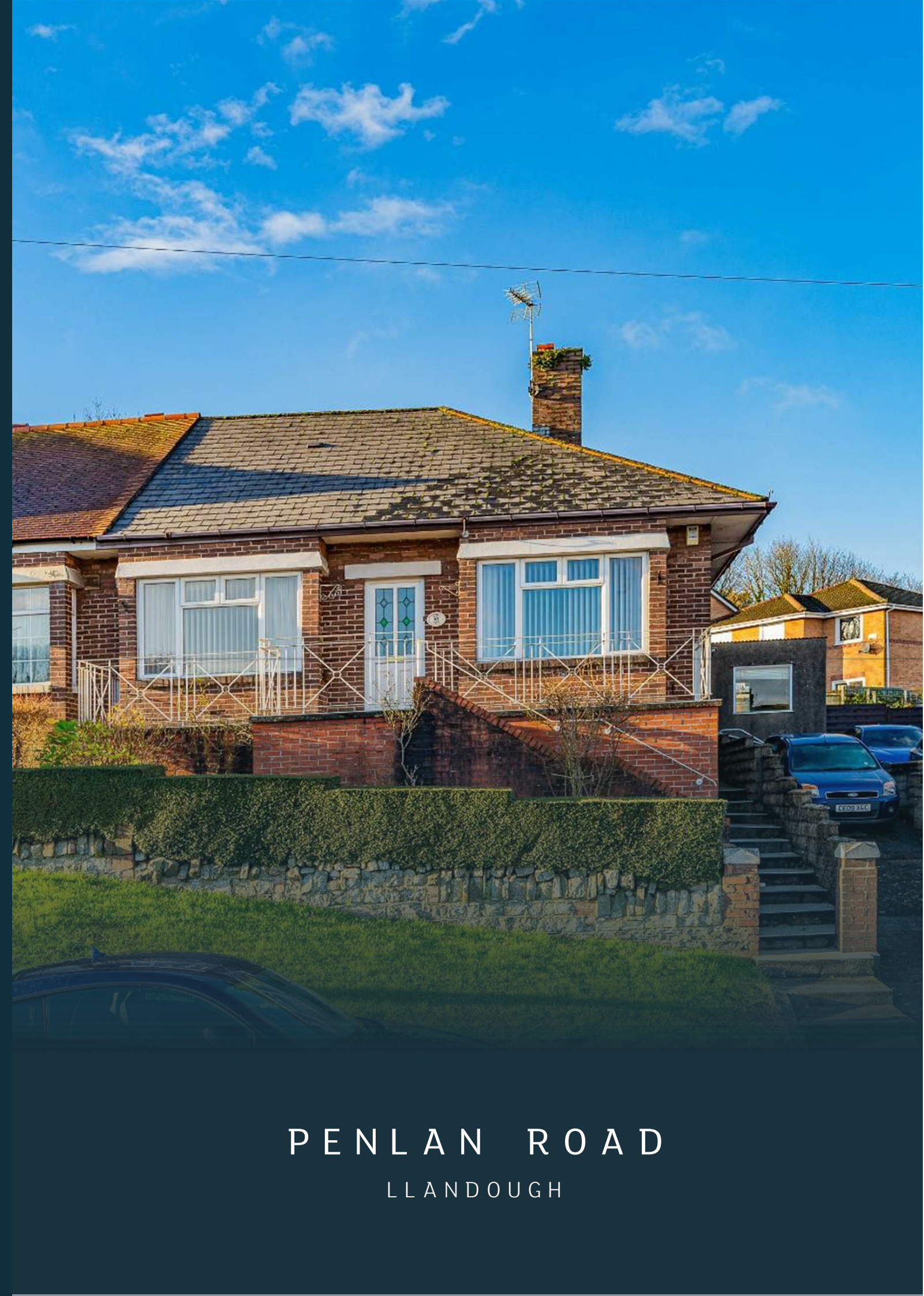


CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



PENLAN ROAD
LLANDOUGH



ENTRANCE HALL

Enter via upvc door, long hall allowing access to all rooms, tiled floor, telephone point.

LOUNGE

4.34m into bay x 3.40m (14'3" into bay x 11'2")

Main living room, box window to front, TV point, dado rail, fire surround with marble back & hearth.

BEDROOM 1

4.32m into bay x 3.15m (14'2" into bay x 10'4")

Double bedroom, box window to front.

BEDROOM 2

3.25m x 2.95m to robes (10'8" x 9'8" to robes)

Double bedroom, built in floor to ceiling wardrobes - sliding doors, patio doors lead into the garden, TV point.

LOBBY

Access into the shower room with open access direct into the kitchen.

SHOWER ROOM

Stylishly appointed white suite comprising a large shower area with glass screen, vanity wash hand basin and close coupled wc - concealed cistern, tiled walls and tiled floor, window to rear, heated chrome towel rail, tall double cupboard, shaver point.

KITCHEN

3.51m x 3.38m (11'6" x 11'1")

Fitted wall and base units with laminate worktop and inset stainless steel one and half bowl sink & drainer with mixer tap, gas cooker with cooker hood, plumbed for washing machine and dishwasher with space for other white goods, breakfast bar, tiled floor, trap door with aluminium pull down ladder leading to an incredibly large loft - deeply insulated and 2 lights, 2 windows to rear and door into the conservatory, wall mounted combination boiler.

DINING ROOM/BEDROOM 3

3.66m max x 3.63m (12' max x 11'11")

Laminate flooring, window to side, built in cupboard.

CONSERVATORY

3.53m x 3.28m (11'7" x 10'9")

Brick base with upvc double glazed construction including a clear glass roof, sliding patio doors lead into the garden with windows on all sides.

GARDEN

Tiered frontage with an impeccably manicured front hedge, Resin coated steps lead to a full width terrace and the front door, exterior light, side drive allows off road parking for 2-3 cars, beneath the front steps a deep basement store area with fitted light.

Established and enclosed rear garden - mainly laid to lawn, fenced, mature shrub borders, 2 patio areas plus green house and side workshop, outside tap.

GARDEN STORE

2.87m x 2.21m (9'5" x 7'3")

Block built with front and side windows.

INFORMATION

We believe the property is Freehold.
Council Band E £2,421.86 (2024/2025)





PENLAN ROAD

LLANDOUGH, CF64 2LT - £310,000



3 Bedroom(s)



1 Bathroom(s)



977.00 sq ft

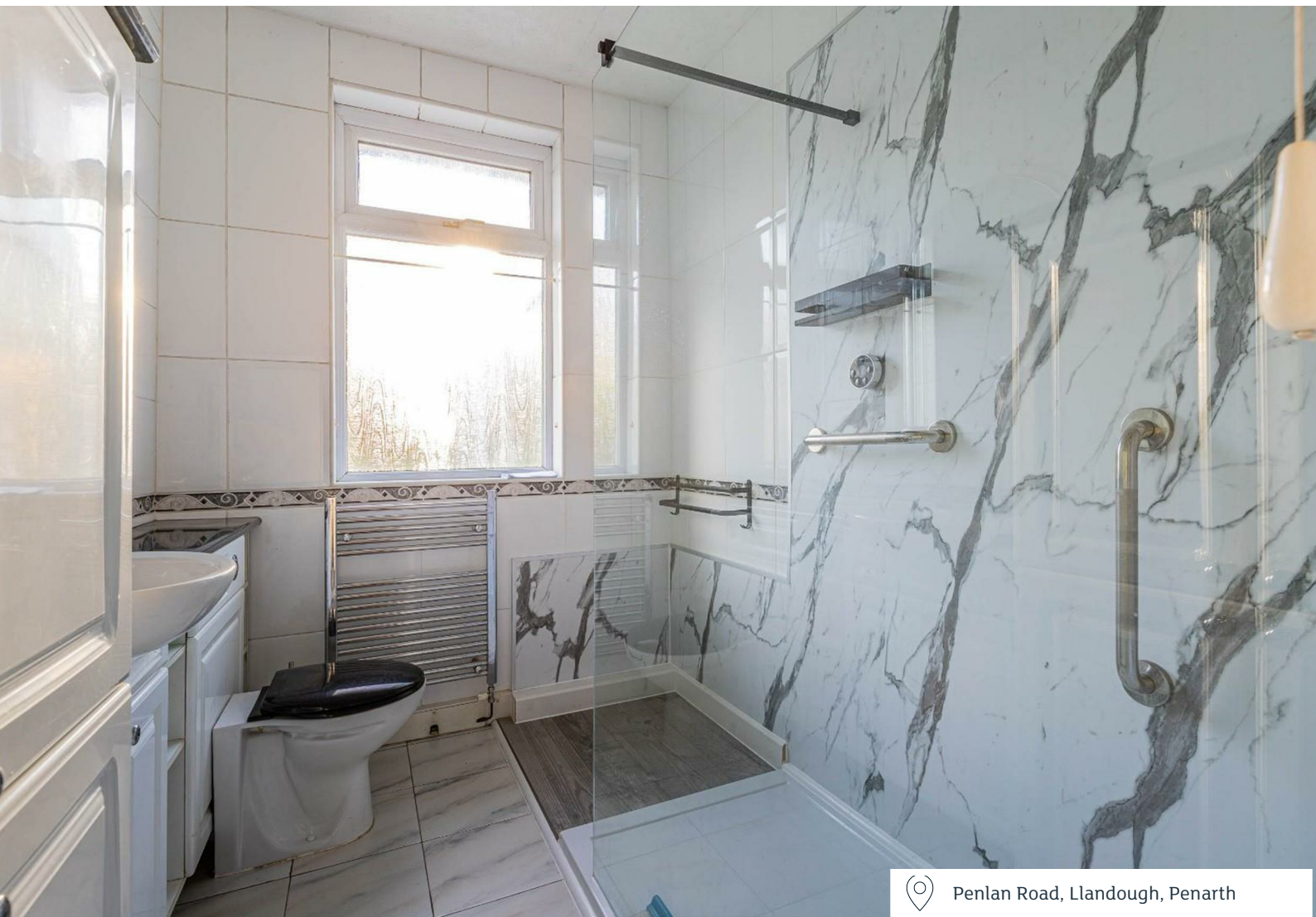
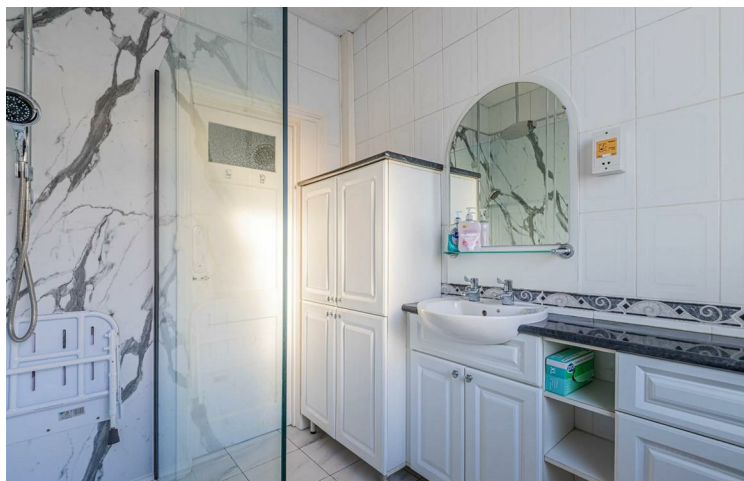
For sale with no on-going chain is this spacious double fronted red brick semi detached 3 bedroom bungalow of good proportions. Well placed in the delightful village of Llandough with its Hospital and links into Cardiff & Penarth. Briefly comprising a central entrance hall, lounge, dining room/3rd bedroom, 2 double bedrooms - built in wardrobes to one, fitted kitchen with some appliances plus a conservatory overlooking the garden and a stylishly appointed shower room completes the accommodation. Complimented with upvc double glazing and gas central heating plus a security alarm. The bungalow benefits from an incredibly large one room loft with 2 lights, a basement store and a side block built workshop/store plus greenhouse. To the side a drive allowing off road parking for 2-3 cars plus there are established gardens to the front and rear including a neatly manicured front hedge. Viewing highly recommended.



PROPERTY SPECIALIST

Mr Paul Davies
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Negotiator





Penlan Road, Llandough, Penarth



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	