

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

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PANT Y CELYN ROAD
LLANDOUGH



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LLANDOUGH, CF64 2PF - £190,000

For sale with no on-going chain and immediate occupation you will find this spacious ground floor flat. Located in the popular village of Llandough which is nestled between Penarth town center and Cardiff City Center. Benefitting from a generous enclosed garden - newly erected fence, single garage plus an extended lease. Found in good order throughout. Briefly comprising own entrance into a porch, entrance hall, spacious lounge, modern fitted kitchen - oven, hob & hood, 2 large double bedrooms - built in wardrobes to the both and a stylishly appointed shower room/wc. Complimented with gas central heating and upvc double glazing. Viewing highly recommended.

 2 bedroom(s)  1 bathroom(s)  711.00 sq ft

PORCH
Enter via sliding doors into a porch with 2 separate storage cupboards at either end.

ENTRANCE HALL
Leading to all rooms with a generous under stairs cupboard.

LOUNGE
4.11m max x 3.84m (13'6" max x 12'7")
Spacious living room, picture window to front, TV point, Adams style fire surround with gas fire.

KITCHEN
3.15m x 2.34m (10'4" x 7'8")
Modern white units kitchen with a range of wall and base units and laminate worktop with inset stainless steel sink & drainer with mixer tap and tiled splash backs, fridge/freezer to remain, plumbed for washing machine and dishwasher, built in oven, hob & cooker hood, window to rear, cupboard housing the gas combination boiler.

BEDROOM 1
4.11m x 3.00m max (13'6" x 9'10" max)
Large double bedroom, window to rear, 3 built in double wardrobes to one wall, TV point.

BEDROOM 2
4.50m x 2.82m max (14'9" x 9'3" max)
Double bedroom, window to front, built in single wardrobe.

SHOWER ROOM
Stylishly appointed with shower cubicle, pedestal wash hand basin and close coupled wc, upvc clad walls and tiled floor, heated chrome towel rail, window to rear.

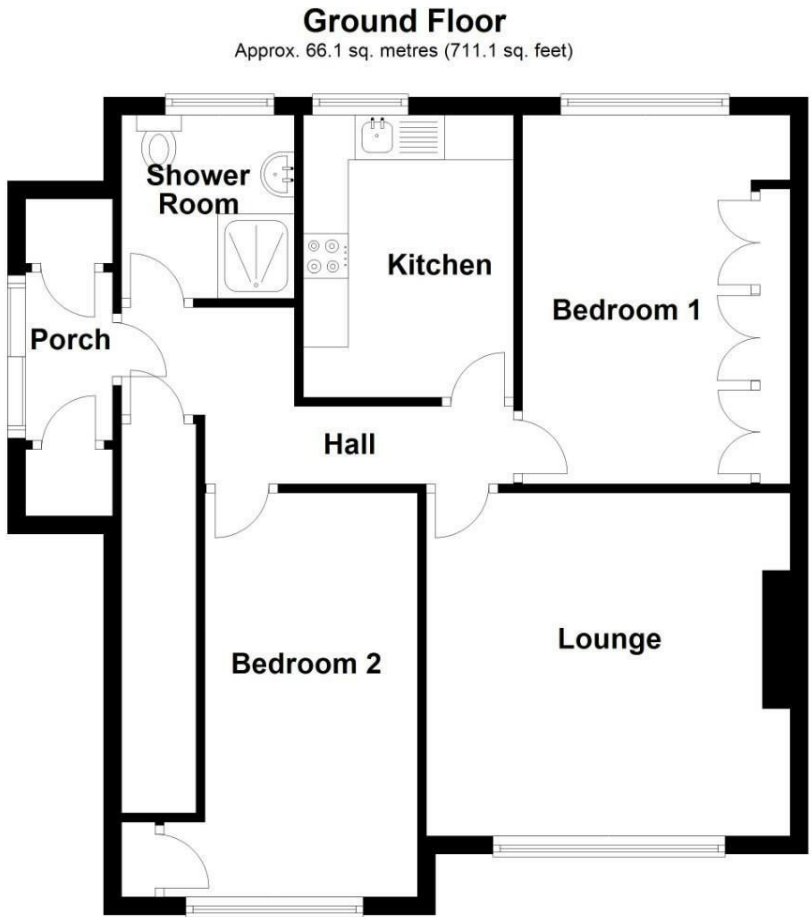
GARDEN
Generous enclosed rear garden - newly erected feather edge fencing with gate, outside tap. Beyond the garden a communal drying area with washing lines.

GARAGE
Single garage within a block, up & over door allowing access.

INFORMATION
There is a 142 year lease from 2014 therefore with 132 years remaining.
Council Banding - Band C £1,874.08 (2025-2026)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	72
(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



Total area: approx. 66.1 sq. metres (711.1 sq. feet)