

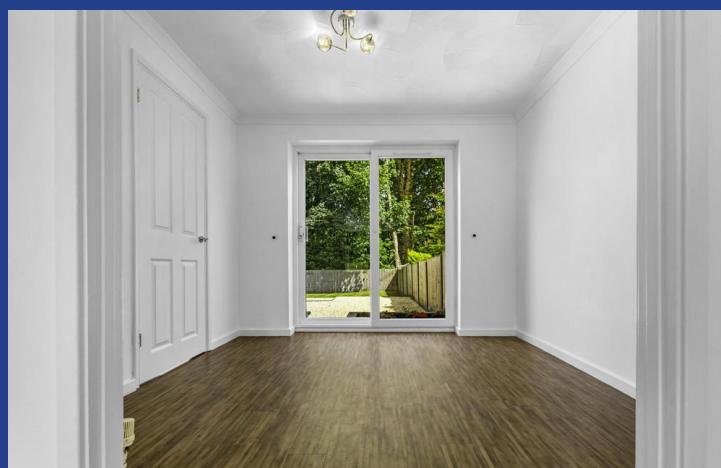
# Pinewood Close, Llandough, Penarth, CF64 2PX



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£350,000**



Semi Detached House

3

1

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# Property Description

**\*THREE BEDROOM SEMI-DETACHED\* \*LARGE GARDEN AND GARAGE\*** MGY are pleased to offer this recently improved three bedroom, semi-detached property situated in a quiet cul-de-sac in the popular area of Llandough. The property briefly comprises entrance hallway, lounge/diner, kitchen, three bedrooms and family bathroom. The property further benefits from having a beautifully landscaped rear garden private driveway and garage. **\*Viewing highly recommended\***

**Tenure Freehold**

**Council Tax Band E**

**Floor Area Approx 893 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## ENTRANCE

Entered via driveway to front door and garage to side. Gated access to rear garden. Frontage is laid to lawn with hedge and shrub borders.

## PORCH

6' 5" x 1' 11" (1.98m x 0.60m)  
Entered via uPVC double glazed front door into porch. LVT (luxury vinyl tile flooring).

## HALLWAY

10' 11" x 6' 3" (3.33m x 1.92m)  
uPVC double glazed door into hallway. Doors to lounge and kitchen. Stairs to first floor with under stair storage space. uPVC double glazed window to side. LVT flooring. Radiator.

## LOUNGE

16' 6" x 11' 3" (5.03m x 3.44m)  
Feature gas fireplace with marble surround and hearth. LVT flooring. uPVC double glazed window to front. Radiator. Opening to dining room.

## DINING ROOM

9' 6" x 8' 4" (2.92m x 2.56m)  
uPVC double glazed sliding doors to rear garden. LVT flooring. Radiator. Door to:

## KITCHEN

11' 0" x 7' 10" (3.37m x 2.41m)  
A well presented, modern kitchen, fitted with a wide range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Fitted electric oven and hob with extractor hood over. Integrated fridge/freezer. Space for washer/dryer or dishwasher. Tiled splash backs. LVT flooring. Radiator. uPVC double glazed window and external door to rear.

## FIRST FLOOR LANDING

Doors to three double bedrooms and bathroom. uPVC double glazed window to side. Loft access with pull down ladder.

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### BEDROOM ONE

15' 1" x 8' 6" (4.60m x 2.61m)

uPVC double glazed window to front. Fitted wardrobes and airing cupboard to one wall. Radiator.

### BEDROOM TWO

11' 0" x 9' 9" (3.37m x 2.98m)

uPVC double glazed window to rear with pleasant woodland views. Radiator.

### BEDROOM THREE

12' 0" x 7' 1" max (3.67m x 2.17m)

Fitted wardrobe. uPVC double glazed window to front. Radiator.

### BATHROOM

6' 6" x 5' 6" (2.00m x 1.68m)

Low level WC, pedestal wash hand basin and panelled bath with mixer shower over. Tiled walls and flooring. uPVC double glazed window to rear. Extractor fan. Ladder radiator.

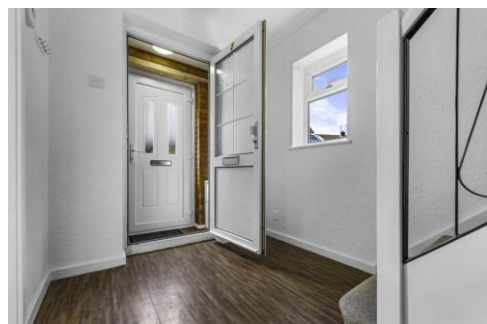
### REAR GARDEN

A spacious, beautifully presented rear garden mainly laid to lawn with paved patio areas and stone chip borders. Raised flower beds. Boundary fence. Outside tap. External lighting.

### SINGLE GARAGE

An up and over garage door. Light and power.

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GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

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