

**Church View Close, Llandough, Penarth, CF64 2NN**

## Welcome to

### Church View Close, Llandough, Penarth

This improved detached home is set on a quiet, sought after cul-de-sac in the village of Llandough. The property boasts four generous bedrooms two with ensuite, lounge, dining room, kitchen with utility room, cloakroom/WC, large conservatory, converted garage and large garden. Offered with NO CHAIN

#### Entrance Hall

Entered via a contemporary part double glazed door, contemporary styled radiator, stairs to first floor with storage cupboard under, laminate flooring, doors to lounge, kitchen and office/reception room three.

#### Lounge

16' 9" into bay x 11' (5.11m into bay x 3.35m )  
Double glazed bay window to the front, dado rail, feature fireplace with timber surround and marble grate, two radiators, opening to the dining room.

#### Dining Room

9' 9" x 9' 6" (2.97m x 2.90m )  
Double glazed sliding door to Conservatory, dado rail, radiator, door to Kitchen.

#### Conservatory

16' 2" x 10' 6" (4.93m x 3.20m )  
A large conservatory with double glazed windows to three sides, double glazed double doors providing access onto the garden, electric heater, laminate flooring.

#### Kitchen

11' 7" x 9' 9" (3.53m x 2.97m )  
Double glazed window into conservatory, an extensive range of floor and wall mounted kitchen units with contrasting work surfaces and tiled splashbacks, single bowl and drainer with mixer tap over, integrated dishwasher, double electric oven and hob with stainless steel hood and splashback, space for an 'American' style fridge-freezer, door to Utility Room

#### Utility Room

6' x 5' 1" (1.83m x 1.55m )  
Part double glazed door to rear, space for washing

machine and dryer, tiled splashbacks, tiled floor, wall mounted gas central heating boiler, ladder style radiator, door to a walk-in storage cupboard with double glazed window to side, space for utilities and door to cloakroom/WC.

#### Cloakroom / Wc

WC, wash hand basin with mixer tap set into a vanity unit, ladder style radiator.

#### Reception Room 3/office

16' 9" max x 8' 10" (5.11m max x 2.69m )  
Double glazed door to front and double glazed window to front with roller shutter door for garage remaining in situ, solid timber floor, radiator, door to Cloakroom/WC

#### Landing

Airing cupboard housing hot water tank, loft access and doors to four bedrooms and a family bathroom.

#### Master Bedroom

15' 8" x 10' 9" (4.78m x 3.28m )  
Double glazed window to front, fitted wardrobes with over bed units including dresser unit and chest of drawers to one wall, radiator, door to ensuite.

#### Ensuite 1

Double glazed window to front, wash hand basin set on a vanity unit to one wall with WC and enclosed cistern, shower cubicle with glass screens, ladder style radiator, fully tiled walls and laminate floor.

#### Guest Bedroom

13' 1" x 9' 3" (3.99m x 2.82m )  
Double glazed window to front, radiator, door to ensuite.

#### Ensuite 2

Double glazed window to side, pedestal wash hand basin, WC, shower cubicle, ladder style radiator, fully tiled walls and floor.

#### Bedroom 3

10' 9" x 9' 7" (3.28m x 2.92m )  
Double glazed window to rear, radiator

#### Bedroom 4

9' 2" x 9' 5" (2.79m x 2.87m )  
Double glazed window to rear, radiator.

#### Bathroom

Double glazed window to rear, WC, wash hand basin set into vanity unit with mixer tap, panelled bath with shower over, ladder style radiator, tiled floor and walls.

#### Front Garden

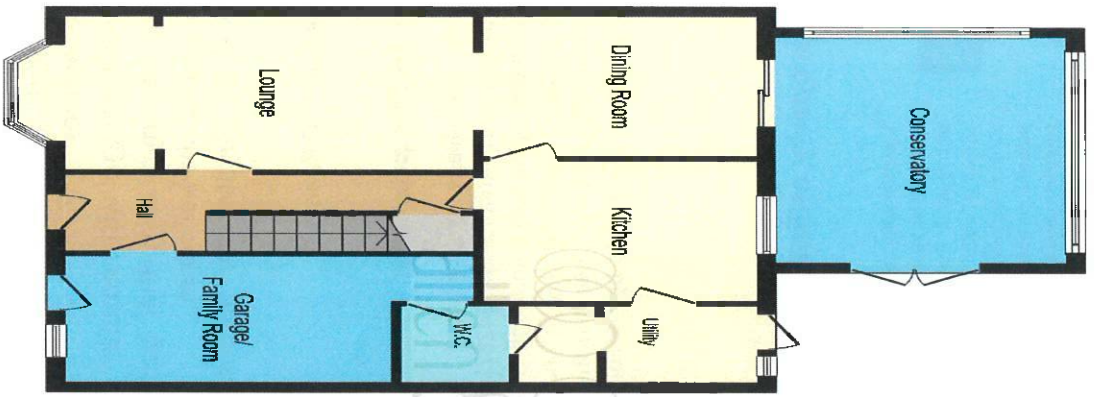
Block paved driveway providing off-road parking for three to four cars, remainder of the garden laid to lawn with pathway to front entrance and side access to the rear of the property. Roller shutter door and double glazed door leading to the garage conversion.

#### Rear Garden

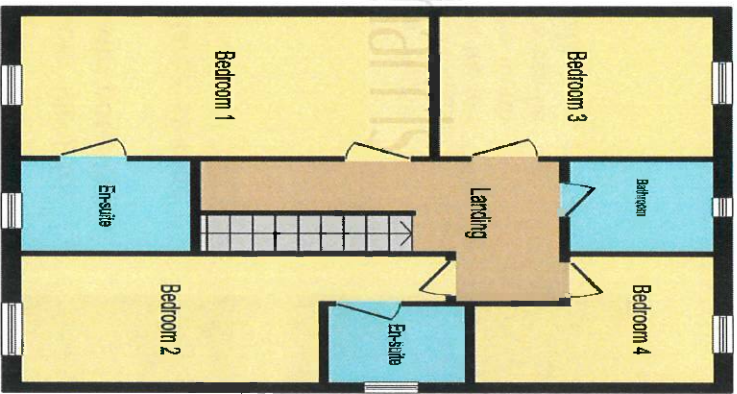
A good sized rear garden offering surprising privacy with views to the rear. Laid predominantly to lawn with timber fenced boundaries, two brick paved patios, large timber store and a second garden timber shed.

#### Outbuilding

Large timber store

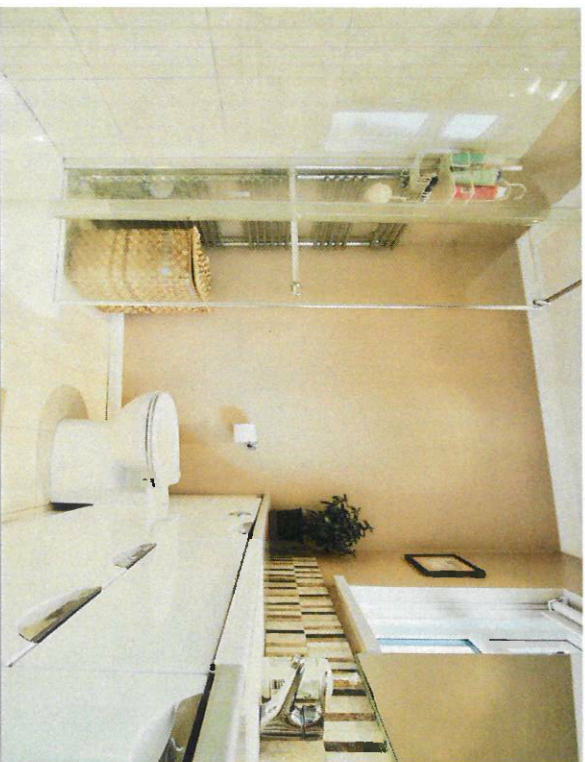


**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



## Welcome to

### Church View Close, Llandough, Penarth

- Council Tax Band - G
- An extended detached home set on a quiet, sought after cul-de-sac offered with NO CHAIN
- Four generously proportioned bedrooms, two with ensuite facilities
- Converted garage with ensuite cloakroom ideal for business use, gym or further bedroom with potential for full ensuite shower room.
- Family sized private rear garden with large storage shed.

Tenure: Freehold EPC Rating: C

#### directions to this property:

Upon entering the village of Llandough from the A4055, proceed up the hill onto Penlan Road (B4267) and pass through the first set of traffic lights with Llandough Hospital on the left hand side. Continue through Llandough and take the fourth turning right onto Church View Close and the property can be found on the left hand side marked by our For Sale board.



**view this property online** [allenandharris.co.uk/Property/PNR106055](http://allenandharris.co.uk/Property/PNR106055)



Property Ref:

PNR106055 - 0008

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