



Penlan Road, Llandough, Penarth, CF64 2LU

Welcome to

Penlan Road, Llandough, Penarth

This semi-detached stone built cottage is located in the popular village of Llandough and is offered with NO CHAIN! Part of an historic hunting lodge dating back to the 1800's, requiring refurbishment, this is a great opportunity to buy a character home that you can put your own stamp on.

Entrance Hall

Entered via a solid timber door with glazed lights inset, quarry tiled floor, stairs to first floor with spindles and balustrade, large under stair storage cupboard, part ornate coved ceiling, doors to lounge and dining room.

Lounge

15' 9" max x 10' 6" to bow (4.80m max x 3.20m to bow)

Bow window to front, ornate coved ceiling, meter cupboards.

Dining Room

15' 10" max x 11' 9" (4.83m max x 3.58m

Window to side and rear, radiator, gas fire set into a stone clad chimney breast, door to kitchen/breakfast room.

Kitchen / Breakfast Room

9' 8" x 16' 4" max (2.95m x 4.98m max)

Double glazed window to rear, further window to side, range of floor and wall mounted kitchen units with work surfaces and breakfast bar, one and a half bowl and drainer sink unit with mixer tap, integrated electric oven and grill, spaces for washing matching and fridge freezer, radiator, glazed and door and part double glazed door to side leading to the front and rear gardens.

Landing

Loft access, two windows to side, two radiators, spindles and balustrade, doors to three bedrooms and bathroom, further doorway to provide potential to convert front bedroom into two single bedrooms.

Bedroom 1

10' 6" x 14' 7" to chimney breast (3.20m x 4.45m to chimney breast)

A double bedroom with two windows to front with distant views to Cardiff Bay, radiator - potential to convert into two single bedrooms if required as 2nd doorway is available.

Bedroom 2

12' 6" x 12' 3" (3.81m x 3.73m)

A double bedroom with window to rear, radiator

Bedroom 3

7' 6" x 9' 9" (2.29m x 2.97m)

Window to side, radiator

Bathroom

8' x 6' 4" (2.44m x 1.93m)

Window to side, pedestal wash hand basin, WC, panelled bath with period style mixer tap over

Front Garden

Lawned garden to front, pathway to side entrance which also provides access to the rear garden.

Rear Garden

Private rear garden, laid mainly to lawn with patio area and a brick built storage shed.

Parking

There is permit parking on Penlan Road with owner and visitor permits available via Vale of Glamorgan council.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

Agents Note

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'



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 Penlan Road, Llandough, Penarth

- COUNCIL TAX BAND - G
- PERIOD PROPERTY REQUIRING REFURBISHMENT PREVIOUSLY PART OF A HUNTING LODGE, OFFERED WITH NO CHAIN
- ELEVATED POSITION WITH DISTANT VIEWS TO CARDIFF BAY FROM SEVERAL WINDOWS
- THREE/FOUR BEDROOMS AND TWO LARGE RECEPTION ROOMS, PLUS KITCHEN/BREAKFAST ROOM
- PRIVATE REAR GARDEN AND ACCESS TO A CELLAR

Tenure: Freehold EPC Rating: F

directions to this property:

Approaching Llandough from Penarth along Barry Road (A4055), turn right at the traffic lights next to the Merrier Harrier Public House onto the A4267. Continue up the hill and over the traffic lights with Llandough Hospital on the left and the property can be found after approximately 100m on the left hand side marked by our For Sale board.



view this property online allenandharris.co.uk/Property/PNR106190



Property Ref:
PNR106190 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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