



Summerland Close, Llandough, Penarth, CF64 2QA

Welcome to

Summerland Close, Llandough, Penarth

NEW PRICE Located in the popular Llandough area is this spacious townhouse set on a generous corner plot at the end of a quiet cul-de-sac. As well as the generous gardens the property boasts four bedrooms, a spacious lounge, shower room and bathroom and a large open plan kitchen/dining/family room.

Entrance Hall

Entered via double glazed door with double glazed window to side, open-riser stairs to first floor with storage or study area under, radiator, doors to shower room and kitchen/dining/family room.

Kitchen/ Dining/ Family Room

19' x 14' 10" max (5.79m x 4.52m max)

A large family and entertaining space with plenty of space for a dining table and sofa if required. Double glazed window to rear and double glazed doors leading out to the gardens, an extensive range of floor and wall mounted kitchen units with contrasting work surfaces incorporating a breakfast bar, tiled splashbacks, integrated electric oven with gas hob, stainless steel splashback and cooker hood above, integrated fridge and freezer, sink unit with mixer tap, tiled floor, spotlights, radiator.

Shower Room

8' x 8' (2.44m x 2.44m)

A large shower room with double glazed window to front, walk in shower area with glass screens, WC with enclosed cistern and push button flush, wall mounted wash hand basin with mixer tap, built in storage cupboard, large vanity mirror, spotlights, radiator, towel style radiator, tiled floor and co-ordinating tiled walls.

First Floor Landing

Doors to lounge and bedroom 4/sitting room.

Lounge

17' 11" x 14' 10" (5.46m x 4.52m)

Two double glazed windows to front, stairs to second floor with glass balustrade, radiator and contemporary feature fireplace.

Bedroom 4/ Sitting Room

14' 9" x 9' 8" (4.50m x 2.95m)

A versatile room that could be used as a fourth bedroom or second reception room. Two double glazed windows to rear with expansive views, radiator.

Second Floor Landing

Loft access with ladder to part boarded loft, doors to three bedrooms and bathroom.

Bedroom 1

13' 10" x 8' 6" (4.22m x 2.59m)

Double glazed window to rear with expansive city views, built out wardrobes to one wall with sliding mirrored doors, radiator.

Bedroom 2

13' 8" x 7' 6" (4.17m x 2.29m)

Double glazed window to front, radiator

Bedroom 3

10' 7" x 6' 11" (3.23m x 2.11m)

Double glazed window to front, airing cupboard housing hot water tank, radiator,

Bathroom

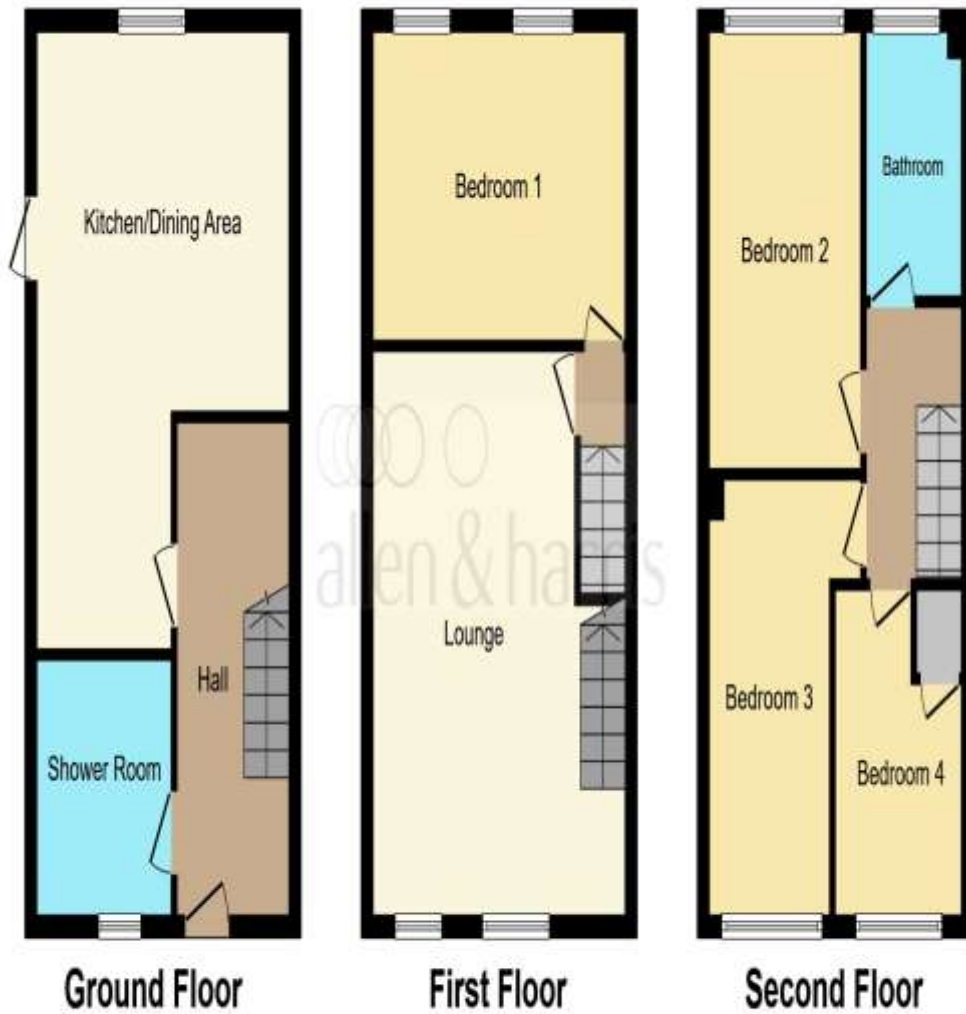
Double glazed window to rear, fitted units to one wall with WC, wash hand basin with mixer tap over and storage cupboard, panelled bath with mixer tap and shower attachment with screen over, towel style radiator, part tiled walls and spot lights.

Rear and Side Garden

Good sized wrap around gardens to rear and side with the side garden benefitting from a westerly aspect. Laid predominantly to lawn with brick paved patio area to the rear and a further covered brick paved patio area to the side, attractive and maturely planted shrub borders, timber shed to remain.

Parking

Ample parking for 3-4 cars to the front plus a driveway accessed by gates set into the walled boundary.



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
Summerland Close,
Llandough, Penarth

- Spacious and flexible accommodation over three floors set on a quiet cul-de-sac with expansive views to the rear.
- Large open plan kitchen/dining/family with access onto the generous side and rear gardens
- Four bedrooms, spacious lounge, separate sitting room or fourth bedrooms.
- Generous plot with off-road parking for several cars
- Ground floor shower room and a second floor bathroom

Tenure: Freehold EPC Rating: C

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, take the first right onto Dochdwy Road and then take the first left onto Pant-y-Celyn Road. Take the second left onto Summerland Crescent, then first left onto Summerland Close and the property can be found at the end of the close on the right hand side.



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Property Ref:
PNR106348 - 0004

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