



Penlan Road, Llandough, Penarth, CF64 2NY

Welcome to

Penlan Road, Llandough, Penarth

Ideally located for Llandough Hospital and road links to Penarth, Cardiff and the M4, this individual detached home is ideal for a growing family. With potential to extend, the property offers three generous bedrooms, two reception rooms, cloakroom, utility room, garden and parking for several cars.

Entrance Porch

Enter via a part double glazed door with double glazed windows to front and side, tiled floor and part double glazed door and double-glazed window to hall.

Entrance Hall

Stairs to first floor with storage cupboard under, wood parquet flooring, radiator and doors to cloakroom/wc, sitting/dining room and lounge.

Cloakroom

Double glazed window to rear, wc with enclosed cistern, wash hand basin set into a vanity unit, tiled floor.

Lounge

18' 10" x 10' 8" (5.74m x 3.25m)

Two double glazed windows to front making this a light and spacious room, wood parquet flooring, built in storage cupboard, feature fireplace with gas fire, radiator.

Sitting/Dining Room

15' 7" x 7' 10" (4.75m x 2.39m)

Double glazed windows to front and rear and radiator.

Kitchen

12' 8" x 8' 10" (3.86m x 2.69m)

Double glazed window to rear, part double glazed door to rear porch, one and a half bowl and drainer sink unit with mixer tap over, floor and wall mounted kitchen units with complimenting work surfaces over, tiled splash backs, range cooker with 5 ring gas hob and gas double oven, tiled floor, spaces for washing machine and fridge-freezer

Rear Porch

Part double glazed door to garden, opening to a lean-to utility/storage area with double glazed window to side, further door to storage outhouse.

First Floor Landing

Double glazed picture window to rear, spindles and balustrades, loft access with ladder and doors to three bedrooms and bathroom.

Bedroom 1

16' x 13' 8" (4.88m x 4.17m)

A large bedroom with double glazed door and window onto a BALCONY with countryside views, further double-glazed window to rear overlooking the garden. There is ample space for the addition of an ENSUITE and the bedroom could also be split into two bedrooms depending on the space required.

Bedroom 2

14' 4" x 7' 11" (4.37m x 2.41m)

Double glazed window to front, built-in wardrobes to one wall with one housing a gas fired combination boiler (2 years old), radiator.

Bedroom 3

10' 9" x 9' 9" (3.28m x 2.97m)

Double glazed window to front and radiator

Bathroom

Two double glazed windows to rear, claw footed bath with period-style mixer tap over, separate shower cubicle, period styled WC and pedestal wash hand basin, part timber clad walls to dado height, vinyl flooring, ladder style radiator.

Front Garden

The property benefits from a wide frontage which is accessed via double timber gates and which is laid predominantly to brick pavia, to provide parking for several cars - there is also the potential to create an 'in and out' driveway using the two current access points onto Penlan Road. The space to the side of the property could provide potential space to extend in the future, subject to the usual planning constraints and building regulations. Door leading to the storage/utility area.

Rear Garden

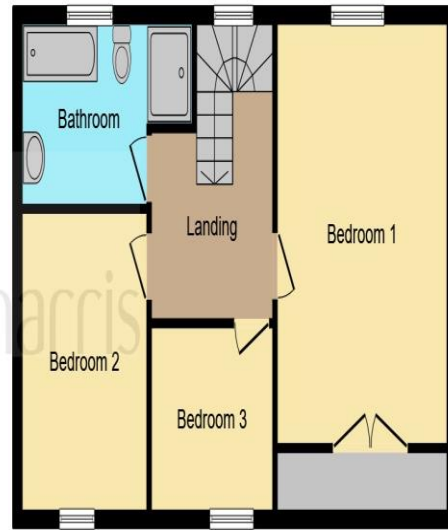
A nicely proportioned elevated rear garden laid predominantly to paving slab with block wall and mature hedged boundaries. Timber summer house and a hot tub to remain. Covered area with gates providing access to the rear.

Tenue

Freehold



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Penlan Road,
Llandough Penarth

- An individual, detached family home ideally located close to Llandough Hospital and road links to Penarth, Cardiff and the M4
- Large master bedroom with access to a BALCONY and potential space for an ensuite - could be convert into two bedrooms if required.
- Potential for an 'in and out' driveway and further potential to extend to the side of the property.
- A private elevated rear garden with lane access to the rear.
- Spacious lounge, separate sitting or dining room, kitchen, cloakroom and utility room to the ground

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 the property can be seen on the left hand side marked by our For Sale board, BEFORE the turning into Dochdwy Road.



view this property online allenandharris.co.uk/Property/PNR106483



Property Ref:
PNR106483 - 0002

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