



**Penlan Rise, Llandough, PENARTH, CF64 2LS**

## **Welcome to**

### **Penlan Rise, Llandough, PENARTH**

A very nicely maintained family home, situated in a quiet cul-de-sac and sold with NO CHAIN. The property benefits from countryside views and is just a 10 minute walk to Llandough Hospital. With three bedrooms, open plan lounge/dining room, rear garden, GARAGE and PARKING.

#### **Entrance Hall**

Enter via a part patterned double glazed door, dado rail, radiator, laminate flooring, stairs to first floor with spindles and balustrades and cupboard under, door to kitchen and lounge/diner

#### **Lounge**

13' 7" x 11' 10" max ( 4.14m x 3.61m max )

Double glazed window to front, feature fireplace, laminate flooring, radiator and opening to dining area.

#### **Dining Area**

9' 3" x 8' 6" ( 2.82m x 2.59m )

Double glazed French doors to rear, laminate flooring and radiator.

#### **Kitchen**

9' 5" x 8' 10" ( 2.87m x 2.69m )

Double glazed window to rear, one and a half bowl and drainer sink unit with mixer tap over, floor and wall mounted kitchen units in grey gloss with contrasting work surface over, space for fridge-freezer and gas cooker, laminate flooring, radiator and part glazed door to utility room.

#### **Utility Room**

Space for washing machine and dryer and double glazed door to rear.

#### **Landing**

Storage cupboard, spindles and balustrades and loft access with ladder.

#### **Bedroom 1**

11' 1" x 10' ( 3.38m x 3.05m )

Double glazed window to front with view, built in wardrobe, laminate flooring and radiator.

#### **Bedroom 2**

12' 1" x 8' 8" max ( 3.68m x 2.64m max )

Double glazed window to front, built in double wardrobe and wall mounted gas central heating combi boiler.

#### **Bedroom 3**

Double glazed window to front providing expansive view to the coast and radiator.

#### **Bathroom**

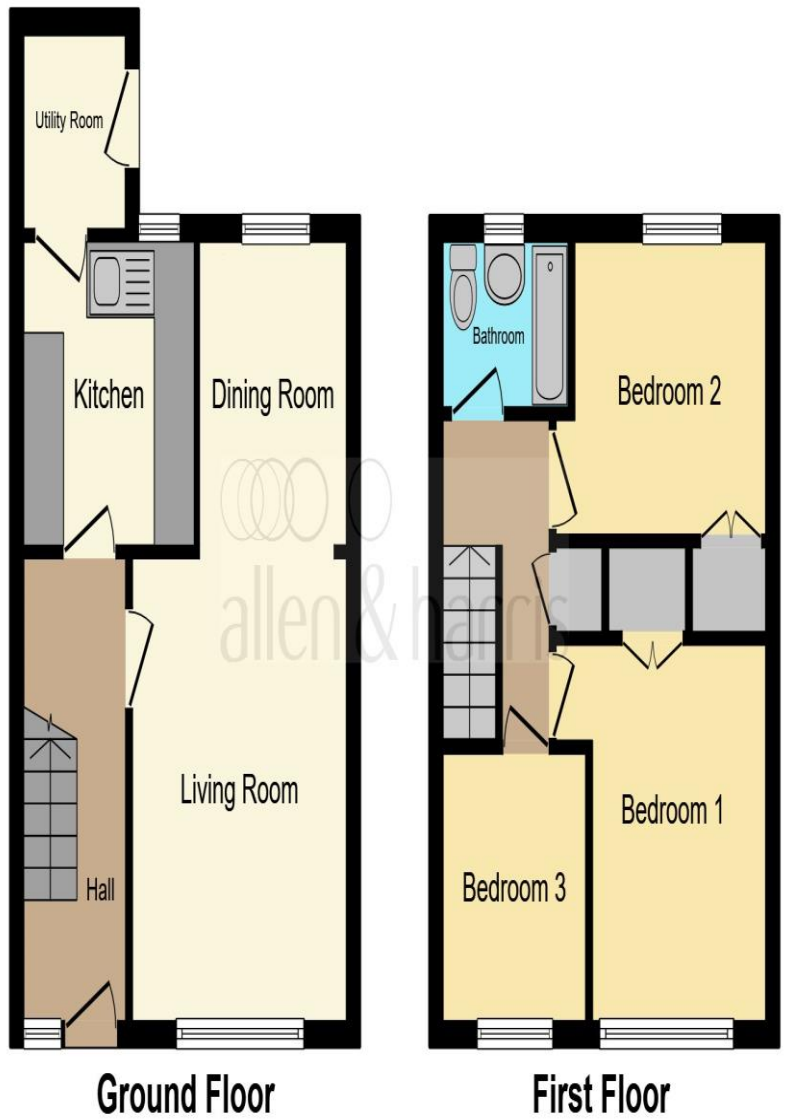
Double glazed window to rear, wc, pedestal wash hand basin, double shower cubicle with electric shower over, vinyl flooring, PVC cladding to walls and radiator.

#### **Rear Garden**

Laid to patio slab and stone chippings, timber fenced and block wall boundaries and lane access.

#### **Garage**

Up and over door and electric point.



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](http://www.focalagent.com)

**Welcome to  
Penlan Rise,  
Llandough, PENARTH**

- Three bedroom mid-link house offered with NO CHAIN, PARKING and a GARAGE
- Spacious open plan Lounge/Dining Room with countryside views
- Countryside views also from the first and third bedrooms, utility room
- Double glazing and gas central heating
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Tenure: Freehold EPC Rating: D

**£260,000**



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Property Ref:  
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