



Uplands Crescent, Llandough, Penarth, CF64 2PS

welcome to

Uplands Crescent, Llandough, Penarth

**** NEW PRICE**** Offered with NO CHAIN, this nicely presented mid-link home is a great buy for a young family. With a quiet and safe cul-de-sac location, three bedrooms, open plan lounge/diner, kitchen/breakfast room, garage and gardens to both front and rear of the property.

Entrance Porch

Enter via a part double glazed door, built in storage cupboard that could provide space for a downstairs cloakroom/WC, wood flooring and doors to the kitchen/breakfast room and lounge/diner.

Lounge / Diner

17' 10" x 13' 11" (5.44m x 4.24m)

Double glazed window to rear, double glazed door to garden, stairs to first floor, fireplace with condensing back boiler fitted in 2010, wood flooring and plenty of space for a table and chairs.

Kitchen / Breakfast Room

11' 8" x 10' 8" (3.56m x 3.25m)

Double glazed window to front with distant sea views, enamel bowl sink with mixer tap over set into wooden work surfaces along two walls, tiled splash backs, electric cooker to remain and spaces for a fridge-freezer and washing machine, electric cooker point.

First Floor Landing

Wrought iron spindles, doors to three bedroom and bathroom and loft access with ladder.

Bedroom 1

13' 11" max x 11' 2" (4.24m max x 3.40m)

Double glazed window to rear, radiator and airing cupboard housing hot water tank.

Bedroom 2

11' 6" x 6' 8" (3.51m x 2.03m)

Double glazed window to front with distant sea views, built out wardrobe and radiator.

Bedroom 3

11' 7" x 6' 9" (3.53m x 2.06m)

Double glazed window to front with distant sea views, built in wardrobe and radiator.

Bathroom

Roof light, WC, wash hand basin, panelled bath with shower and screen over, fully tiled walls and towel style radiator.

Front Garden

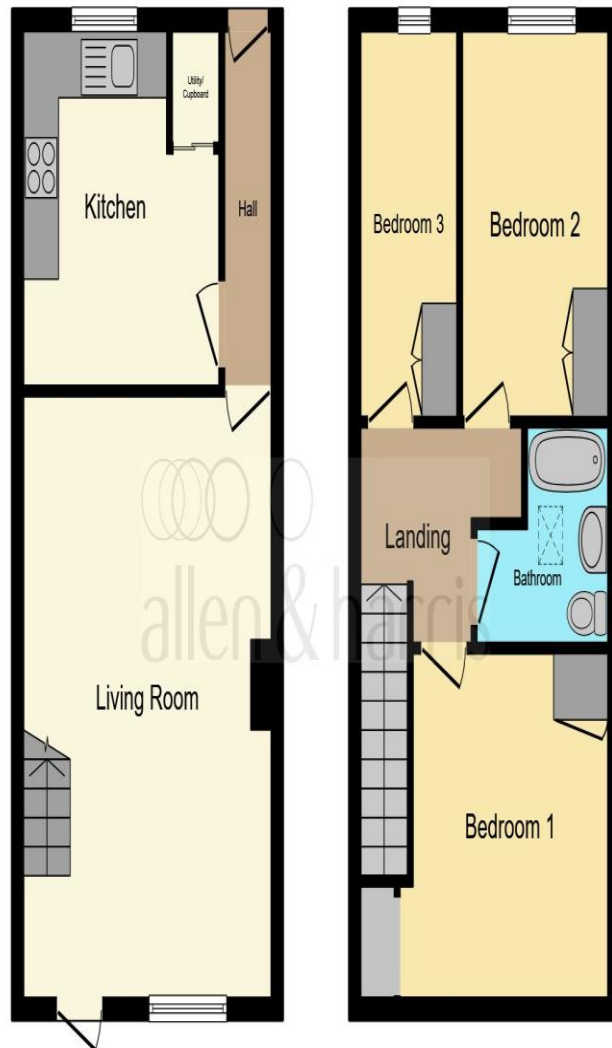
Long front garden currently laid predominantly to lawn with pathway to front entrance and side borders.

Rear Garden

Westerly facing rear garden with pedestrian access to rear lane, laid predominantly to lawn with timber fenced boundaries.

Garage

Up and over door.



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

Uplands Crescent, Llandough, Penarth

- A very nicely presented mid-link family home with quiet cul-de-sac location and NO CHAIN.
- Three bedrooms and a family bathroom, Double glazing and gas central heating throughout
- Gardens to the front and rear and a GARAGE enbloc
- Spacious lounge/dining room and kitchen/breakfast room
- Convenient location for rail, road and bus links to Cardiff and beyond with Cogan station a 10 to 15 minute walk from the property

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£280,000



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Property Ref:
PNR106701 - 0005

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