



**Uplands Crescent, Llandough, Penarth, CF64 2PR**

## **Welcome to**

### **Uplands Crescent, Llandough Penarth**

OFFERS INVITED for this EXTENDED family home in great condition in the village of Llandough. It ticks all the boxes with three double bedrooms, ensuite, two reception rooms, kitchen/dining room, utility room, cloakroom, south facing garden, parking for four cars and an oversized single garage.

#### **Entrance Porch**

Enter via a part double glazed door, tiled floor, storage/hanging space and double glazed door with window to side to hall.

#### **Entrance Hall**

Stairs to first floor, doors to dining room, lounge and kitchen, wood flooring and radiator.

#### **Lounge**

17' 9" x 12' ( 5.41m x 3.66m )

Double glazed window to front with fitted shutter, feature fireplace inset with living flame gas fire and two radiators, door to sun room.

#### **Sun Room**

12' 2" x 7' 1" ( 3.71m x 2.16m )

Double glazed double door to rear garden, two double glazed windows to rear, radiator and loft access, door to cloakroom/WC

#### **Cloakroom/Wc**

Double glazed window to front, wash hand basin with mixer tap over set into a vanity unit, WC with enclosed cistern.

#### **Dining Room**

12' 8" x 9' 9" ( 3.86m x 2.97m )

Extended dining room with double glazed window to side with fitted shutters and radiator.

#### **Kitchen/Dining Room**

16' 1" x 15' 1" ( 4.90m x 4.60m )

A spacious family room with space for an 8-seater dining table and sofa, double glazed window to rear overlooking the rear garden, one and a half bowl and drainer sink unit with mixer tap over, floor and wall mounted kitchen units with contrasting work surfaces over, built in storage cupboard, integrated

electric grill and oven, 5-ring gas hob, extractor fan, space for dishwasher, radiator, door to utility room.

#### **Utility Room**

15' 5" x 3' 9" ( 4.70m x 1.14m )

Part double glazed door to side giving access to the front and rear of the property, double glazed window to rear, circular sink with mixer tap over, space for fridge-freezer, washing machine and dryer, radiator and tiled floor.

#### **First Floor Landing**

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

#### **Bedroom 1**

16' x 8' 6" ( 4.88m x 2.59m )

Double glazed window to rear with fitted shutters and door to ensuite.

#### **Ensuite**

Double glazed window to side, shower cubicle with mains fed shower over, wash hand basin set into a vanity unit with mixer tap over, wc, fully tiled walls and floor and towel style radiator.

#### **Bedroom 2**

12' x 11' 2" ( 3.66m x 3.40m )

Double glazed window to front with fitted shutters and radiator.

#### **Bedroom 3**

15' 4" max x 9' 7" ( 4.67m max x 2.92m )

Double glazed window to front with fitted shutters, radiator and cupboard housing 'Worcester' combi boiler.

#### **Family Shower Room**

Double glazed window to rear, shower cubicle with mains fed shower over, wash hand basin set into a vanity unit with mixer tap over, wc, fully tiled walls and floor and towel style radiator.

#### **Outside**

##### **Front**

Block paved driveway providing parking for 4 cars, side access to rear garden, storage area, outside tap and double glazed door to garage.

##### **Garage**

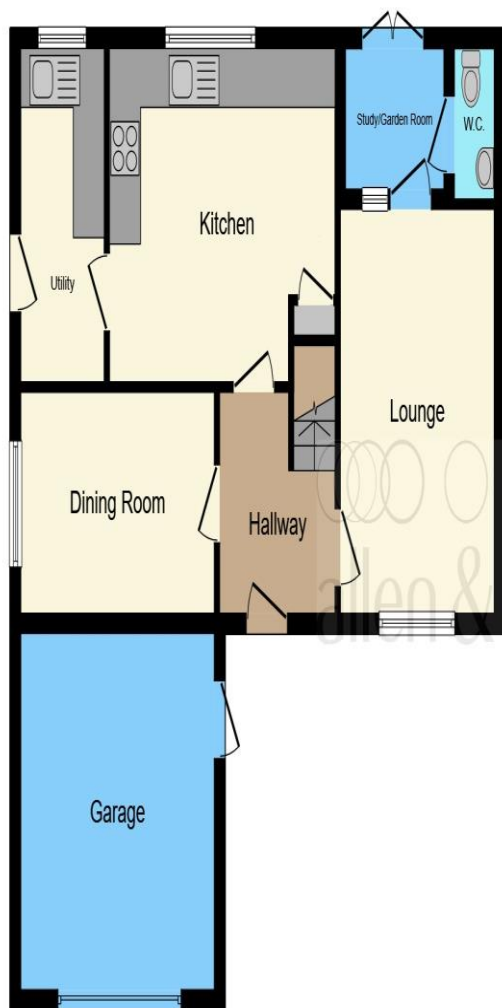
16' 6" x 13' 1" ( 5.03m x 3.99m )

Extended garage with window to side, double glazed door to driveway, up and over door, power and light, own electric fuseboard.

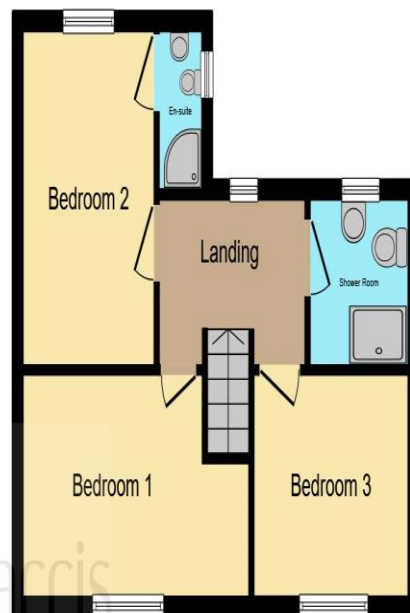
##### **Rear**

A generously proportioned level rear garden benefitting from a south facing aspect. Laid mainly to lawn with maturely planted shrub borders and mature hedged boundaries. Paved patio areas adjacent to the house and also to the rear of the garden.





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



## Welcome to

### Uplands Crescent, Llandough, Penarth

- An extended detached family home in the village of Llandough offered with a completed chain
- Three double bedrooms and nicely appointed ensuite, family bathroom and downstairs cloakroom/WC
- Spacious lounge, separate dining room, sun room and a kitchen/dining room with space for an 8-seater table
- Parking for four cars, generous south facing rear garden and an extended, oversized single garage

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: F

# £450,000



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