









Welcome to

Penlan Road, Llandough, Penarth

This semi-detached stone built cottage is located in the popular village of Llandough and is offered with NO CHAIN! Part of an historic hunting lodge dating back to the 1800's, requiring refurbishment, this is a great opportunity to buy a character home that you can put your own stamp on.

Entrance Hall

Entered via a solid timber door with glazed lights inset, quarry tiled floor, stairs to first floor with spindles and balustrade, large under stair storage cupboard, part ornate coved ceiling, doors to lounge and dining room.

Lounge

15' 9" x 10' 6" (4.80m x 3.20m)

Bow window to front, ornate coved ceiling, meter cupboards.

Dining Room

15' 10" max x 11' 9" (4.83m max x 3.58m)

Window to side and rear, radiator, gas fire set into a stone clad chimney breast, door to kitchen/breakfast room.

Kitchen / Breakfast Room

9' 8" x 16' 4" max (2.95m x 4.98m max)

Double glazed window to rear, further window to side, range of floor and wall mounted kitchen units with work surfaces and breakfast bar, one and a half bowl and drainer sink unit with mixer tap, integrated electric oven and grill, spaces for washing matching and fridge freezer, radiator, glazed and door and part double glazed door to side leading to the front and rear gardens.

Landing

Loft access, two windows to side, two radiators, spindles and balustrade, doors to three bedrooms and bathroom, further doorway to provide potential to convert front bedroom into two single bedrooms.

Bedroom 1

10' 6" x 14' 7" to chimney breast ($3.20m\ x\ 4.45m$ to chimney breast)

A double bedroom with two windows to front with distant views to Cardiff Bay, radiator - potential to convert into two single bedrooms if required as 2nd doorway is available.

Bedroom 2

12' 6" x 12' 3" (3.81m x 3.73m) A double bedroom with window to rear, radiator

Bedroom 3

9' 9" x 7' 6" (2.97m x 2.29m) Window to side, radiator

Bathroom

 $8^{\prime}~x$ 6^{\prime} $4^{\prime\prime}$ (2.44m~x 1.93m)

Window to side, pedestal wash hand basin, WC, panelled bath with period style mixer tap over

Front Garden

Lawned garden to front, pathway to side entrance which also provides access to the rear garden.

Rear Garden

Private rear garden, laid mainly to lawn with patio area and a brick built storage shed.



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





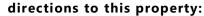
Welcome to

Penlan Road, Llandough, Penarth

- A period property requiring refurbishment, previously part of a hunting lodge, offered with NO CHAIN
- Elevated position with distant views of Cardiff Bay from several windows
- Three/Four bedrooms, two large reception plus kitchen/breakfast room
- Private rear garden and access to cellar
- On Street parking, partial double glazing and partial central heating

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

£300,000



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 over the traffic lights with Llandough Hospital on the left and the property can be found after approximately 100m on the left hand side marked by our For Sale board.



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