



Joseph Parry Close, Llandough, Penarth, CF64 2PL

Welcome to

Joseph Parry Close, Llandough, Penarth

****JUST LAUNCHED**** A beautifully presented detached home in Llandough, ideally situated in a quiet cul-de-sac. The spacious and flexible accommodation provides potential for multi-generational living whilst benefitting from a private garden with garden room/gym, a garage and off-road parking.

Entrance Porch

Entered via a double glazed door with double glazed full height window to side, double width storage cupboard, glazed double doors opening to the entrance hall.

Entrance Hall

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

Lounge

14' 11" x 14' 7" max (4.55m x 4.45m max)

Double glazed bay window to front and doors to hall and rear lobby

Dining Room

9' 7" x 7' 11" (2.92m x 2.41m)

Double glazed window to side.

Sitting Room / Bedroom 4

16' x 11' 6" (4.88m x 3.51m)

Double glazed sliding door to rear garden, double glazed window to side and door to garden room,

Kitchen / Breakfast Room

15' x 7' 10" (4.57m x 2.39m)

Single bowl and drainer sink unit with instant boiling tap over, dishwasher, fridge-freezer, electric oven and hob with cooker hood over, laminate flooring and spotlights.

Rear Lobby

Door to lounge

Shower Room

Double glazed window to front, shower cubicle, wall mounted wash hand basin with mixer tap over, wc and tiled walls and floor.

Landing

Double glazed window to rear, loft hatch, spindles and balustrades

Bedroom 1

15' 2" x 9' 7" (4.62m x 2.92m)

Two double glazed windows to front with distant sea views and elevated views over Cogan and Penarth and radiator

Bedroom 2

11' 9" x 11' (3.58m x 3.35m)

Double glazed window to front and radiator.

Bedroom 3

8' 8" x 7' 11" (2.64m x 2.41m)

Double glazed window to rear and radiator.

Bathroom

Double glazed window to rear, panelled bath, wc, pedestal wash hand basin, radiator and tiled walls and floor.

Front Garden

Block paved driveway leading to garage with mature shrub borders

Garage

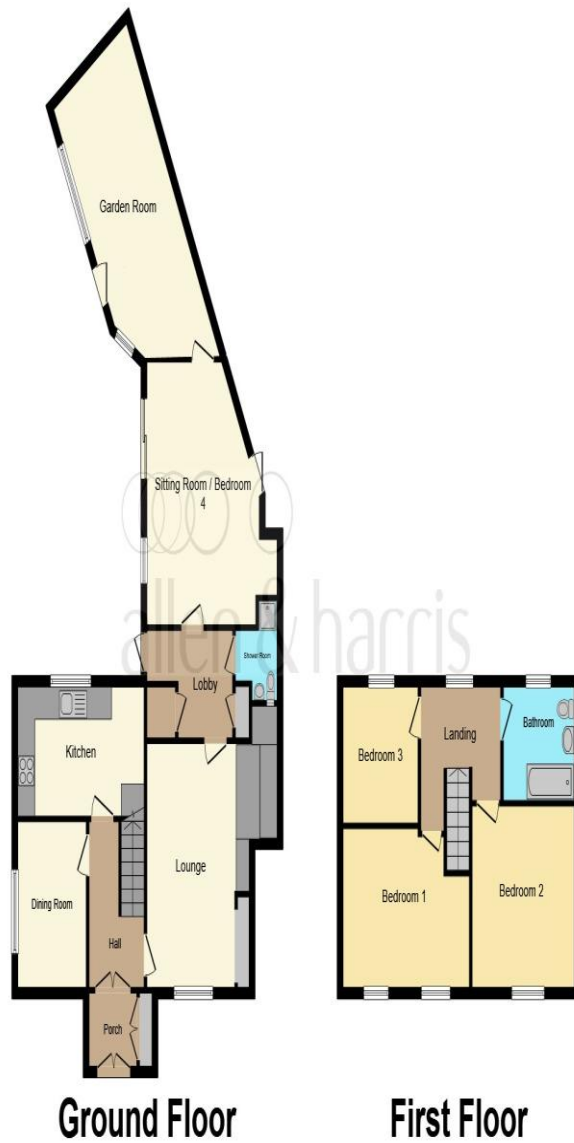
Up and over door and wall mounted gas combi boiler.

Rear Garden

Enclosed westerly facing rear garden laid to patio slab and lawn

Garden Room

Double glazed sliding door to rear garden and four double glazed windows to side and door to sitting room/ bedroom 4.



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

Joseph Parry Close, Llandough, Penarth

- Detached 4-bedroom home in a quiet cul-de-sac location in Llandough
- Spacious living room, modern kitchen with additional reception rooms and a rear lobby providing versatile living space
- Three generous bedrooms and a family bathroom
- Private rear garden with garden room (ideal for office/studio/gym)
- Off road parking with large driveway leading to a garage

Tenure: Freehold EPC Rating: E

Council Tax Band: F

£450,000



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Property Ref:
PNR106712 - 0006

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