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The Laurels
Leckwith Road
Llandough
Penarth
The Vale Of Glamorgan
CF64 2LY

The Laurels

Asking price **£695,000**

A 3/4 bedroom, semi detached period property with generous size landscape garden, situated in a sought after and convenient location and enjoying outstanding views over Cardiff.

Large semi-detached period property

Highly sought after and convenient location

Generous sized landscape garden plot

Potential to extend subject to relevant planning permission

Outstanding views over Cardiff and the surrounding hills

Less than 10 minutes drive from Cardiff City Centre

Well-maintained and presented accommodation throughout

Offered to the market for first time in approaching 25 years

Viewings highly recommended





The Laurels is a much-loved period property, offered to the market for the first time and approaching 25 years. It is situated on the periphery of the sought after Llandough Village, conveniently located less than 10 minutes' drive from Cardiff City Centre.

The well-presented and maintained accommodation offers proportioned room sizes, benefiting from high ceiling heights to both ground and first floor. The accommodation briefly comprises; an entrance porch with quarry tile flooring, which leads via a glass panel door into the entrance hall. The hallway with two windows to the side overlooking the garden and further window to rear, has stairs rising into the first-floor accommodation. The lounge with window to front has original window shutters fitted, has a woodburning stove set on a slate hearth, with mantle over. Original base storage unit, with display shelving above to recess.

Also located at the front of the property is the study/bedroom four. It has an original ornate cast-iron fireplace set on a slate hearth with wooden surround and mantle. Fitted base unit with display shelving to recess. The dining room has an antique woodburning stove set on a slate hearth, with wall-mounted display shelving to side. The room has parquet wood-block flooring which continues through an open archway into the kitchen.

The dual aspect kitchen has a window to side overlooking the garden and stable style door and window to rear, enjoying for reaching views over Cardiff also has two skylights. It offers a fitted range of base and wall mounted units, with space for range cooker with hood above, dishwasher and American style fridge/ freezer. An open doorway leads into the utility room, which houses a modern central heating

boiler plus space and plumbing for white goods. Finally, to the ground floor opposite the study/bedroom 4, is a shower room/WC with window to rear and a white three-piece suite.

The first-floor landing with window to rear, has built in storage cupboards and a loft inspection point. To the first floor are three double bedrooms. Bedrooms one and two are both located at the front of the property, both bedrooms have original cast iron fireplaces. Bedroom two benefits from built-in wardrobe cupboards. Bedroom three enjoys outstanding views over Cardiff, and also benefits from built-in wardrobe and storage cupboards. The family bathroom has a white three-piece suite,

including a panel bath with electric power shower over.

The private drive leads to a parking area with space for several vehicles ahead of a detached, prefabricated, double garage with wood store to rear. To the front of the house is a low maintenance forecourt garden boarded by stone walling with mature shrub borders. The mature enclosed garden lies to the side of the property. It is extensively lawned, with decked patio, and paved pathways. A detached greenhouse lies adjacent to productive vegetable beds. The garden has several established fruit trees plus well stocked shrub and flower borders. To the rear of the property is a paved patio which enjoys the far-reaching views over Cardiff and the surrounding hills beyond.





Directions

From Junction 33 (Cardiff West) of the M4, Travel south along the A4232. Take the third exit signposted, Penarth. At the roundabout, take the third exit. Proceed through two sets of traffic lights. At the third set of lights turn right onto Penarth Rd, towards Cardiff City Centre, after approximately 300 yards turn left onto Llandough Hill. Proceed to the T junction and turn right. The Laurels is found on the right-hand side after approximately 150 yards. What3words: riders.sheet.crops

Tenure

Freehold

Services

Mains: Water, Electricity, Gas, Drainage.

Council Tax Band G

EPC Rating

Viewing strictly by
appointment through
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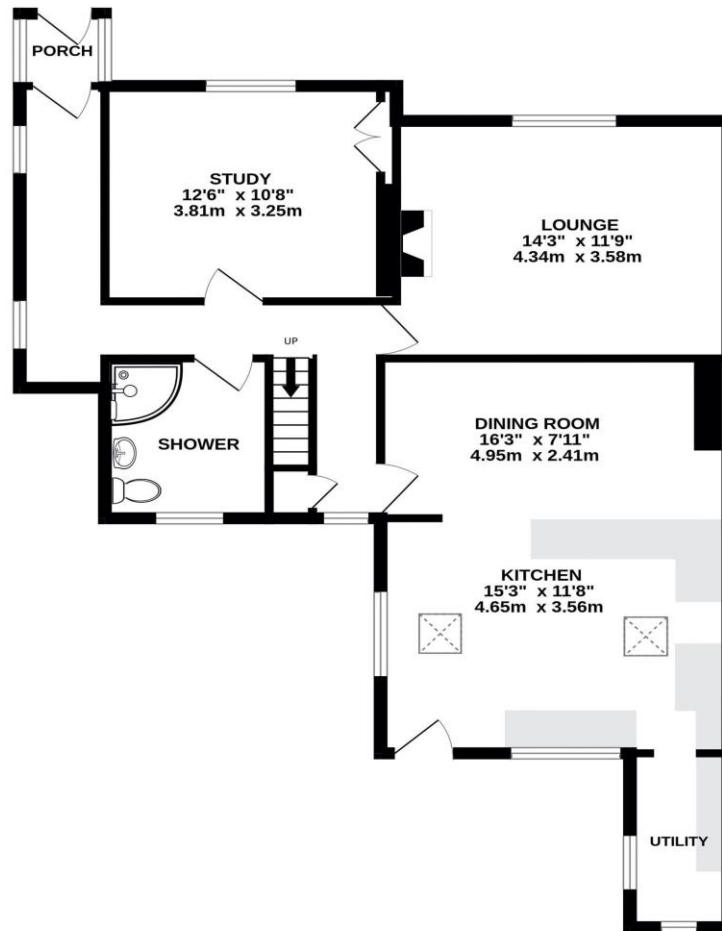


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

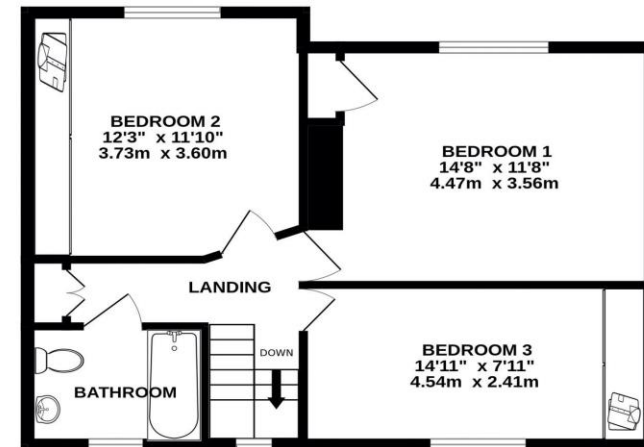
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR
810 sq.ft. (75.2 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1348 sq.ft. (125.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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