

# 81 Penlan Road

Llandough, Vale of Glamorgan, CF64 2LU



A bespoke detached property, built for the family of the current owners and available for sale for the first time. Comprises an entrance hall, lounge, dining area and kitchen on the ground floor along with two double bedrooms and a bathroom above. Benefits from a lawned front garden and a well sized rear garden with garage and parking accessed from Summerland Crescent. Sold with no onward chain. EPC: C.

**David  
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Your local Estate Agent & Chartered Surveyor  
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**£290,000**

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## Accommodation

### Ground Floor

#### **Entrance Hall**

Wooden glazed panel door to the front with window alongside. Fitted carpet. Under stair cupboard. Power point. Central heating radiator.

#### **Lounge** 11' 5" x 14' 8" (3.48m x 4.48m)

Fitted carpet. uPVC double glazed window to the front. Coved ceiling. Brick fireplace with fitted electric fire. Power points.

#### **Dining Area** 9' 4" x 14' 8" (2.85m x 4.48m)

Fitted carpet. Large uPVC double glazed window to the front. Two central heating radiator. Power points. Open to the kitchen.

#### **Kitchen** 6' 8" x 11' 9" (2.04m x 3.57m)

Vinyl tiled floor and tiled walls. uPVC double glazed window to the side. Wall mounted gas boiler. Fitted kitchen comprising wall units and base units with laminate work surfaces. Recess for cooker and fridge freezer. Plumbing for washing machine. Single bowl stainless steel sink with drainer. Power points. Wooden glazed panel door into the garden.

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. uPVC double glazed window to the rear. Central heating radiator. Hatch to the loft space. Doors to the two bedrooms and bathroom.

#### **Bedroom 1** 11' 5" x 12' 5" (3.48m x 3.78m)

Double bedroom to the front of the property with uPVC double glazed window. Fitted carpet. Central heating radiator. Power and phone points.

#### **Bedroom 2** 9' 5" x 12' 4" (2.86m x 3.76m)

The second front facing double bedroom. Fitted carpet. uPVC double glazed window to the front. Central heating radiator. Power points. Fitted wardrobes with further door into some loft storage.

#### **Bathroom** 7' 2" x 5' 7" (2.19m x 1.7m)

Carpet tiled floor. Suite comprising a panelled bath with electric shower, WC and wash hand basin. Central heating radiator. Tiled walls. uPVC double glazed window to the front.

### Outside

#### **Front**

Lawned garden with pathway to the covered porch and front door.

#### **Rear Garden**

Lawned rear garden with area of patio from the back of the house accessed from the kitchen. Garage to the rear onto Summerland Crescent with additional pedestrian gate. Side access to the front. Outside tap.

#### **Garage** 9' 11" x 19' 11" (3.01m x 6.07m)

Up and over garage door. Electric lights and power points. Window and door to the garden. Loft storage space.

### Additional Information

#### Tenure

We have been informed by the vendor that the property is held on a freehold basis.

#### Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2,128.20 for the year 2022/23.

#### Approximate Gross Internal Area

828 sq ft / 77 sq m.

#### Energy Performance Certificate

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84   B    |
| 69-80 | C             | 69   C  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

#### Floor Plan



This drawing is for illustrative purposes only (not to scale)  
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