

86 Dochdwy Road

Llandough, Vale of Glamorgan, CF64 2PE



A fully renovated, modern three bedroom semi-detached house located close to the school in Llandough, within reach of Cogan train station and Penarth Marina on foot while being conveniently situated for access into both Penarth and Cardiff as well as to Leckwith, Cardiff Bay and the M4. The property comprises a hall, living room and kitchen / diner on the ground floor along with three bedrooms and a bathroom above. There is ample off road parking to the front as well as an enclosed rear garden with patio, lawn, deck and outdoor kitchen. Viewing advised. EPC: C.

David Baker & Co.

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Offers in Excess of £350,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Ground Floor

Entrance Hall

Tiled floor with under floor heating. uPVC double glazed front door and window. Large built-in cupboard. Stairs to the first floor. Doors to the kitchen and living room.

Sitting Room *11' 2" into recess x 14' 2" (3.41m into recess x 4.32m)*

Tiled floor continued from the hall. Large uPVC double glazed window to the front. Feature fireplace with wood and tile surround, a marble hearth and fitted gas fire. Bespoke shelving. Coved ceiling. Central heating radiator with cover. Power points and TV point.

Kitchen / Diner *17' 8" x 11' 6" maximum (5.39m x 3.51m maximum)*

An excellent kitchen / living space to the rear of the house which opens into the garden. Tiled floor continued from the hall and living room, again with under floor heating. Fitted kitchen comprising base units and taller larder cupboards with matt black doors, brass handles and marble effect quartz work surfaces. Integrated appliances including an electric oven, four zone gas hob, extractor hood, microwave, dishwasher, washing machine and fridge freezer. Single bowl countersunk stainless steel sink. Fitted shelving. Recessed lights and pendant lighting over the breakfast bar. Aluminium double glazed bifold doors to the rear into the garden.

First Floor

Landing

Fitted carpet to the stairs and landing. uPVC double glazed window to the side. Doors to the three bedrooms and the bathroom.

Bedroom 1 *9' 11" x 14' 10" (3.03m x 4.53m)*

A spacious master bedroom with large uPVC double glazed window to the front with views towards the Bristol Channel and across Penarth. Fitted carpet. Power points and TV point. Extensive fitted wardrobes and shelving. Central heating radiator. Recessed lighting. Feature pendant lighting.

Bedroom 2 *11' 1" x 9' 11" (3.39m x 3.02m)*

Double bedroom with uPVC double glazed window to the rear. Fitted wardrobes. Power points. Central heating radiator.

Bedroom 3 *7' 0" x 11' 11" into doorway (2.13m x 3.63m into doorway)*

Single room currently used as a study. Laminate floor. uPVC double glazed window to the front. Fitted storage cupboard. Central heating radiator. Power points.

Bathroom *5' 10" x 5' 1" (1.77m x 1.54m)*

Tiled floor. Suite comprising a panelled bath with mixer shower and glass screen, WC and wash hand basin with storage below. uPVC double glazed window to the rear. Tiled wall. Heated towel rail. Recessed lights. uPVC double glazed window to the rear.

Outside

Front

Front garden laid to lawn and driveway parking to the side for two cars. Gated access to the rear garden.

Garage

A single garage to the side of the house, with up and over door to the front, electric light and power points, water tap, gas meter and electrical consumer unit.

Rear Garden

An enclosed rear garden with westerly aspect, split over two levels with paved patio, decking and lawn. Mature planting throughout. Outside kitchen area with storage, workspace and a fitted barbecue. Outside lights and power points. Gated access to the front. Door to the garage.

Additional Information

Tenure

The property is held on a freehold basis (WA17098).

Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2,421.86 for the year 2024/25.

Approximate Gross Internal Area

861 sq ft / 80 sq m.

Utilities

The property is connected to mains electricity, gas, water and sewerage services.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











