

65 Dochdwy Road

Llandough, Vale of Glamorgan, CF64 2QD



A two bedroom first floor apartment with parking space and garden, being sold with no onward chain and ideal for a wide range of buyers including first time buyers, downsizers and investors alike. This property is close to Llandough Primary School, 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. Comprises a private front door, porch, landing, living / dining room, kitchen, two bedrooms and the bathroom. In need of some upgrading but with good potential. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£170,000

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Accommodation

Ground Floor

Porch

Fitted doormat. uPVC double glazed front door. Electric consumer unit. Fitted electric heater. Stairs to the first floor.

First Floor

Landing

Fitted carpet to the stairs and landing. uPVC double glazed window to the side. Hatch to the loft space. Doors to the living room, bedrooms and bathroom. Built-in cupboard.

Living Room 14' 8" x 12' 1" (4.47m x 3.68m)

Fitted carpet. Large uPVC double glazed window to the front. Door to the kitchen. Space for a dining table and chairs. Power points and TV point. Wall mounted electric heater.

Kitchen 9' 0" x 7' 5" (2.75m x 2.26m)

Vinyl floor tiles and part tiled walls. Fitted wall units and base units with laminate work surfaces. Single bowl stainless steel sink with drainer. Recesses for cooker and fridge freezer. Plumbing for washing machine. Built-in cupboard with hot water cylinder. uPVC double glazed window to the front. Power points.

Bedroom 1 15' 9" x 8' 11" (4.8m x 2.73m)

Double bedroom with uPVC double glazed window to the rear and fitted wardrobes with sliding doors. Fitted carpet. Wall mounted electric heater. Power points.

Bedroom 2 10' 5" x 7' 3" (3.17m x 2.22m)

Another double bedroom with uPVC double glazed window to the rear and fitted wardrobes with sliding doors. Fitted carpet. Power points.

Bathroom 5' 4" x 7' 5" (1.62m x 2.27m)

Vinyl floor. Suite comprising a panelled bath with electric shower over, WC and wash hand basin. Part tiled walls. uPVC double glazed window. Heated towel rail.

Outside

Garden and Parking

The property benefits from a private garden area laid to lawn, adjacent to the front door. There is also one allocated parking space.

Additional Information

Tenure

The property is held on a leasehold basis (WA17346) with 99 years to run from June 1971 (45 years remaining). The seller is currently pursuing a lease extension, which will be in place in time for the completion of the sale.

Service Charge and Ground Rent

We have been informed by the seller that there is currently no service charge, and a ground rent of £30 per annum. There is a charge for buildings insurance of £194.97 per annum.

Council Tax Band

The Council Tax band for this property is B, which equates to a charge of £1,639.81 for the year 2025/26.

Approximate Gross Internal Area
592 sq ft / 55 sq m.

Utilities

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











