

# 51 Lewis Road

Llandough, Vale of Glamorgan, CF64 2LX



A ground floor extended and loft converted four bedroom semi-detached property located on an extremely popular Llandough Road, backing onto the playing fields and park. The spacious ground floor comprises the entrance hall, two reception rooms, kitchen / diner, utility room and WC. There are two bedrooms and two bathrooms on the first floor plus a further two bedrooms in the dormer converted loft. The property has off road parking to the front along with an enclosed rear garden. Ideal for young families and downsizers alike, and offering very convenient access to Llandough Hospital as well as into Penarth, Cardiff Bay, Leckwith and Cardiff itself. Viewing advised. EPC: C.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**OIEO £400,000**

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
Tel: 029 20 702622 | [info@davidbaker.co.uk](mailto:info@davidbaker.co.uk) | [www.davidbaker.co.uk](http://www.davidbaker.co.uk)

## **Accommodation**

### **Ground Floor**

#### **Hall**

uPVC double glazed front door and a window to the rear. Laminate flooring. Central heating radiator. Power points. Under stair cupboard. Coved ceiling. Doors to both reception rooms and the kitchen / diner.

#### **Lounge** 11' 6" into recess x 10' 10" (3.5m into recess x 3.3m)

Fitted carpet. Coved ceiling. Power points, TV point and a central heating radiator.

#### **Living Room** 13' 1" into recess x 12' 9" into bay (3.98m into recess x 3.89m into bay)

This is a well-proportioned sitting room with uPVC double glazed bay window to the front. Engineered wood flooring. Feature chimney breast with wood burning stove. Central heating radiator, power points and TV point. Coved ceiling.

#### **Kitchen / Diner** 9' 11" x 21' 11" (3.02m x 6.67m)

An open plan family space with kitchen and dining areas along with access to the WC and utility room to the back of the house. Tiled flooring throughout. Fitted kitchen comprising wall units and base units with dark blue shaker doors and wood effect laminate work surfaces. Range cooker with five burner gas hob, double electric oven and grill. Fitted extractor hood. Recess for an American style fridge freezer. Plumbing for dishwasher. One and a half bowl composite sink with drainer. uPVC double glazed window to the side and a Velux window. Recessed lights. Hatch to a loft space. Power points and central heating radiator.

#### **WC** 6' 4" x 3' 2" (1.92m x 0.96m)

Wood flooring. WC and wash hand basin with storage below. Central heating radiator. Extractor fan.

#### **Utility Room** 7' 10" x 6' 9" (2.39m x 2.07m)

Vinyl flooring. Fitted base units with laminate work surfaces and a tall cupboard. Plumbing for washing machine and dryer. uPVC double glazed window to the rear and a door at the side into the garden. Power. Fitted shelving.

### **First Floor**

#### **Landing**

Fitted carpet to the stairs and landing. Central heating radiator and power points. uPVC double glazed window to the rear. Doors to two bedrooms and the bathroom along with the staircase to the top floor.

#### **Bedroom 1** 13' 4" x 10' 11" (4.06m x 3.32m)

This is a double bedroom with en-suite shower room. uPVC double glazed window to the front, fitted carpet, power points, central heating radiator and a fitted cupboard with Worcester Bosch gas combination boiler. Wardrobes (to be left at the property).

#### **En-Suite** 4' 11" x 7' 3" (1.51m x 2.21m)

Laminate flooring. Suite comprising a shower cubicle with twin head mixer shower, WC and wash hand basin with storage below. uPVC double glazed window to the side. Recessed lights and extractor fan. Heated towel rail.

#### **Bedroom 2** 11' 9" x 10' 10" (3.59m x 3.3m)

The second first floor double bedroom, once again with uPVC double glazed window to the front. Fitted carpet, built-in wardrobe, central heating radiator and power points.

#### **Bathroom** 7' 2" x 7' 2" (2.18m x 2.19m)

Wood effect vinyl flooring and a 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. Heated towel rail. Part tiled. Recessed lights. Extractor fan.

**Second Floor**

**Landing**

A small landing with fitted carpet, door to both second floor bedrooms and two uPVC double glazed windows to the rear overlooking the playing fields and park.

**Bedroom 3** 10' 9" x 13' 4" (3.27m x 4.06m)

The larger of the two bedrooms, this is a double with uPVC double glazed window to the rear overlooking the park, fitted carpet, central heating radiator, power points, recessed lights and an eaves storage cupboard to the front.

**Bedroom 4** 9' 11" x 13' 2" (3.01m x 4.02m)

Double bedroom with Velux window to the front, fitted carpet, a window onto the staircase that brings in additional natural light, central heating radiator, recessed lights, power points and an eaves storage cupboard.

**Outside**

**Front**

The front of the property has good off road parking got two cars side by side. Paved area. Mature planting.

**Rear Garden**

A very private rear garden that backs onto the playing fields. Areas of paved patio from the house and a lawn. Two timber sheds. Gated access to the front. There are raised beds at the side and bottom of the garden at the boundary fences.

**Additional Information**

**Tenure**

The property is held on a freehold basis (WA116873).

**Council Tax Band**

The Council Tax band for this property is D, which equates to a charge of £1,981.52 for 2024/25.

**Approximate Gross Internal Area**

1408 sq ft / 130.8 sq m.

**Utilities**

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

**Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Floor Plan



For illustrative purposes  
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