

80 Penlan Road

Llandough, Vale of Glamorgan, CF64 2LU



A completely unique detached house with annex, located in Llandough, very close to the hospital and within easy reach of schools, Penarth, Cardiff and the M4. The main house offers very spacious family living accommodation that comprises a feature dining hall, two reception rooms, kitchen / diner and a bathroom on the ground floor along with four double bedrooms and a bathroom above. The annex has a separate entrance if required and comprises a living room with kitchen, bedroom and bathroom. The property has excellent off road parking, for three to four cars, to the front as well as a large rear garden with a westerly aspect. Viewing advised in order to appreciate all that this property has to offer. Sold with vacant possession and with no onward chain. EPC: E (main house).

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£795,000

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

Porch

Original wooden front doors and inner door, as all as black and white tiled flooring. uPVC double glazed window to the side.

Entrance Hall 13' 4" max x 20' 8" max (4.06m max x 6.29m max)

A grand, welcoming and spacious entrance hall with impressive original features including a wood block floor, plate racks, stained glass windows to the side, internal doors and deep skirting boards. Central heating radiator with cover. Under stair cupboard. Doors to the two reception rooms, kitchen / diner and WC / bathroom.

Living Room 14' 6" x 16' 3" into bay (4.42m x 4.95m into bay)

A very pleasant front facing reception room with original wood block flooring, picture rails, deep skirting boards and a leaded stained glass window to the side. Central heating radiator. uPVC double glazed bay window to the front. Power points.

Sitting Room 14' 6" x 16' 4" (4.43m x 4.98m)

Another very well proportioned reception room, this time to the rear of the property and with uPVC double glazed windows to the rear overlooking the garden. Original wood block flooring, stained glass window to the side, plate racks and deep skirting boards. Period style cast iron fireplace with wood surround and slate hearth. Power points and TV point. Central heating radiator.

Kitchen / Diner 14' 9" max x 23' 7" max (4.49m max x 7.19m max)

A large family space with kitchen comprising of wall units and base units with laminate work surfaces. Integrated appliances including an gas oven and grill, four burner gas hob and an extractor hood. Twin bowl stainless steel sink with drainer. Freestanding dishwasher. Door to the walk-in pantry - which has fitted shelving, room for a fridge freezer, power points and a window to the side. Space to the rear for a dining table and chairs. Door into the utility room. Central heating radiator. Power points.

Utility Room 6' 0" x 7' 9" (1.83m x 2.37m)

Tiled flooring. Doors to the front and rear. Plumbing for washing machine. Power points.

Bathroom / WC 9' 2" x 3' 3" (2.8m x 1m)

Vinyl flooring. Original leaded stained glass windows to the front and side. Suite comprising a panelled bath, WC and wash hand basin with storage below. Central heating radiator. Part tiled walls.

First Floor

Landing

Fitted carpet to the stairs and landing. Built-in cupboards. Original stained glass window to the side. Hatch and ladder to the loft space - which has been boarded out and has power and light. Power point. Original doors to all bedrooms and the bathroom. Original picture rails and deep skirting boards. Central heating radiator.

Bedroom 1 14' 7" x 16' 5" (4.44m x 5m)

Double bedroom with original timber flooring, picture rails and deep skirting boards. uPVC double glazed window to the rear, overlooking the garden. Fitted wardrobes. Power points. Central heating radiator.

Bedroom 2 14' 7" x 16' 4" into bay (4.44m x 4.97m into bay)

Double bedroom with uPVC double glazed bay window to the front of the house, with partial views over Cardiff. Laminate floor. Original picture rails and skirting boards. Central heating radiator. Power points.

Bedroom 3 13' 3" x 11' 11" into doorway (4.05m x 3.62m into doorway)

A double bedroom to the rear of the house with uPVC double glazed window to the side. Laminate floor. Central heating radiator. Power points. Original picture rails, skirting boards and a cupboard that houses the gas combination boiler.

Bedroom 4 13' 3" max x 10' 5" max into bay (4.03m max x 3.17m max into bay)

Double bedroom to the front of the property with an attractive uPVC double glazed bay window that gives some wonderful views over Cardiff. Fitted carpet. Built-in wardrobe. Original picture rails and skirting boards. Power points. Central heating radiator.

Bathroom 7' 10" x 8' 8" (2.38m x 2.65m)

A remodelled bathroom with suite comprising a large shower cubicle with twin head mixer shower, a WC, bidet and wash basin with storage below. Fully tiled walls and a vinyl floor. Heated towel rail. Two uPVC double glazed windows to the side. Recessed lighting and extractor fan. Fitted mirror with lights and shaver point.

Annex

Hall

uPVC double glazed front door. Hatch to loft space. Opening into the inner hall.

Inner Hall

Laminate flooring. Two Velux windows. Central heating radiator. Doors into the bedroom, kitchen and bathroom.

Bedroom 10' 6" x 11' 9" (3.21m x 3.58m)

Double bedroom to the front of the annex, with uPVC double glazed window to the front. Laminate flooring. Central heating radiator. Power points.

Bathroom 7' 2" x 6' 9" (2.19m x 2.07m)

Suite comprising a shower cubicle with mixer shower, WC and sink with storage below. uPVC double glazed window to the side. Built-in cupboard with gas combination boiler. Extractor fan. Central heating radiator.

Kitchen 10' 4" x 10' 6" (3.15m x 3.2m)

Part of an open plan living space to the rear of the annex, this kitchen comprises wall units and base units with laminate work surfaces including a peninsula unit / breakfast bar. Vinyl flooring. Integrated appliances including an electric oven, grill, four burner gas hob and extractor hood. One and a half bowl stainless steel sink with drainer. uPVC double glazed window to the side. Central heating. Power points. Velux window. Open to the living room.

Living Room 11' 7" x 14' 11" (3.52m x 4.55m)

Laminate flooring. uPVC double glazed windows to the side and rear along with double doors to the rear onto the garden. Power points and TV point. Central heating radiator. Coved ceiling.

Outside

Front

Ample off road parking for three to four cars, on two driveways either side of the property. Lawned areas with mature tree.

Rear Garden

A large rear garden, predominantly laid to lawn and with a large stone patio, natural stone pathways, mature trees and plants and a sizeable storage shed. Outside tap.

Additional Information

Tenure

The property is freehold, with house and annex on one title (WA268095).

Council Tax Band

The Council Tax for the main house is H, which equates to a charge of £4216.66 for the year 2025/26. The annex is band B, and that is £1639.81 for 2025/26. At present, the annex is exempt from Council Tax payments due to the circumstances of the current owners. There is also potential to integrate the annex into the main house and remove the second Council Tax payment.

Approximate Gross Internal Area

The total gross internal area is 2653 sq ft / 246.5 sq m. Main house: 2143 sq ft / 200 sq m. Annexe: 510 sq ft / 47 sq m.

Utilities

Both the main house and annex are connected to mains gas, electricity, water and sewerage services. There is one gas feed, two gas combination boilers and both the main house and annex have gas central heating.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Floor Plan

















