

5 Llandaff Close



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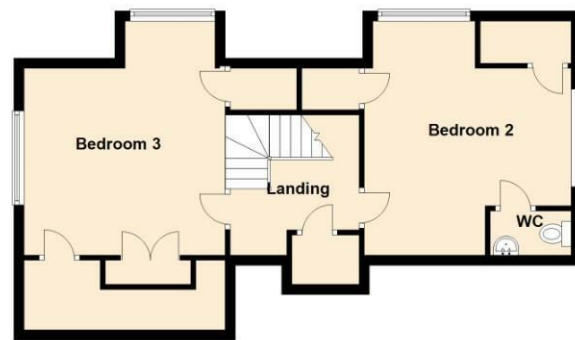
**SHEPHERD SHARPE**



Ground Floor



First Floor



## 5 Llandaff Close

Penarth CF64 3JH

£675,000

A three double bedroom detached dormer bungalow situated in a large corner plot in a quiet cul-du-sac, backing onto Penarth Athletic Ground. The house has a pleasing layout with well proportioned rooms throughout offering significant potential for upgrading and enhancing the property subject to planning permission. The ground floor comprises an entrance porch, central hallway, large dining room with glazed doors through to a spacious south facing living room, conservatory, kitchen/breakfasting room, principal double bedroom, shower room and separate WC. There is a side lobby leading to a utility room, large single garage and workshop. The first floor offers two further bedrooms and wc. Accessed from a pretty front garden, there is off road parking for two cars plus carport and a large mature south-west facing rear garden. Freehold. NO CHAIN.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(32 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	61
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

## 5 Llandaff Close



uPVC double glazed storm door to porch.

### Porch

Glazed original door to hallway.

### Hallway

A spacious hallway, carpet, radiator, store cupboard, sliding door to wc.

### W.C.

uPVC double glazed window to front. Non-slip flooring radiator, wash basin with mixer tap, low level wc.

### Dining Room

12'5" x 14'2" (3.81m x 4.33m)

A lovely bright room. uPVC double glazed windows to front and side. Carpet, radiator, coved ceiling. Glazed doors leading through to living room.

### Living Room

18'10" x 13'0" (5.76m x 3.97m)

A very spacious south west facing rear living room with lovely views of the garden. Large window and French doors leading to conservatory, carpet, two radiators.

### Conservatory

10'0" x 7'4" (3.07m x 2.25m)

Single glazed lean-to conservatory with sliding doors leading out to garden, carpet.

### Kitchen

14'9" x 10'1" (4.52m x 3.09m)

A generous kitchen/breakfast room with great potential to extend. uPVC double glazed window looking onto rear garden. Comprehensive range of panelled eye level and floor standing units, composite worktop, sink with lever mixer tap. Electric hob, Hotpoint oven and grill beneath, space for fridge and freezer. Vinyl flooring, radiator, pantry, space for breakfast table and chairs. Part glazed door to lobby.

### Utility Room

12'7" x 5'10" (3.85m x 1.78m)

A practical space. uPVC double glazed windows looking onto garden. Base unit with sink and drainer, worktop, plumbing for washing machine, space for tumble dryer, tall larder cupboard and two eyelevel cupboards, tiled floor, radiator.

### Bedroom 1

14'4" x 12'11" (4.39m x 3.95m)

A spacious double bedroom. uPVC double glazed broad bay window to front. Carpet, radiator.

### Bathroom/Shower Room

8'7" x 6'8" (2.62m x 2.04m)

Previously a bathroom now converted for ease of use and accessibility. Non-slip floor, wet room area/large shower enclosure with integrated seat, chrome shower fittings and accessories, wash basin and wc both in white. Mirror glazed wall shelf, shaver point, radiator and electric towel rail, mirror cabinet. uPVC double glazed window.

### Inner Lobby

Providing access to front garden, carport and driveway, utility and garage.



## 5 Llandaff Close



### First Floor Landing

Carpeted stairs from hallway to first floor landing, store cupboard with shelving.

### Bedroom 2

15'4" x 12'10" (4.69m x 3.93m)

A spacious double bedroom. uPVC double glazed window to rear with good view of the garden, the grounds of Evenlode School and Penarth Athletic grounds. Carpet, radiator access to useful two recessed cupboards to en-suite wc.

### W.C.

Comprising wc, wash hand basin. Carpet, towel rail, extractor, mirror.

### Bedroom 3

12'5" x 15'4" (3.80m x 4.68m)

A double bedroom. uPVC double glazed window to rear with nice views of garden. Carpet, radiator, access to remaining loft storage areas.

### Front Garden

Lawned front garden with driveway to the right hand side with parking for 3 cars.

### Garage

21'10" x 9'8" (6.66m x 2.96m)

A large single garage with glass block window to one side, original part glazed with up and over door to front. Access to gas and electric meters and fuse box, radiator, Valliant combination boiler, power and light.

### Work Shop

14'6" x 11'1" (4.42m x 3.38m)

Double doors lead through to a handy workshop at the rear of the garage which also has its own access to the rear garden. uPVC double glazed door and windows, useful base level storage and high level cupboards, work bench, power and light.

### Rear Garden

A large private south west facing rear garden with good potential, several mature trees, large lawn and garden shed.

### Council Tax

Band G £3,338.40 p.a. (24/25)

### Post Code

CF64 3JH

