

100 Dochdwy Road



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

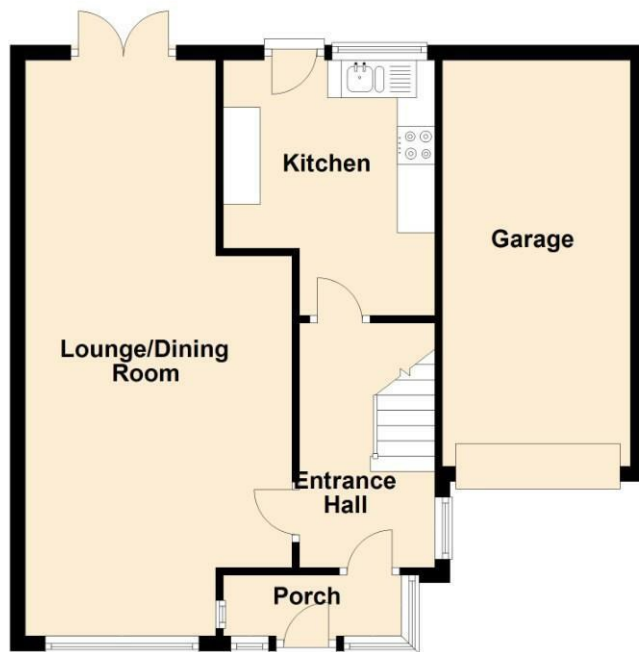
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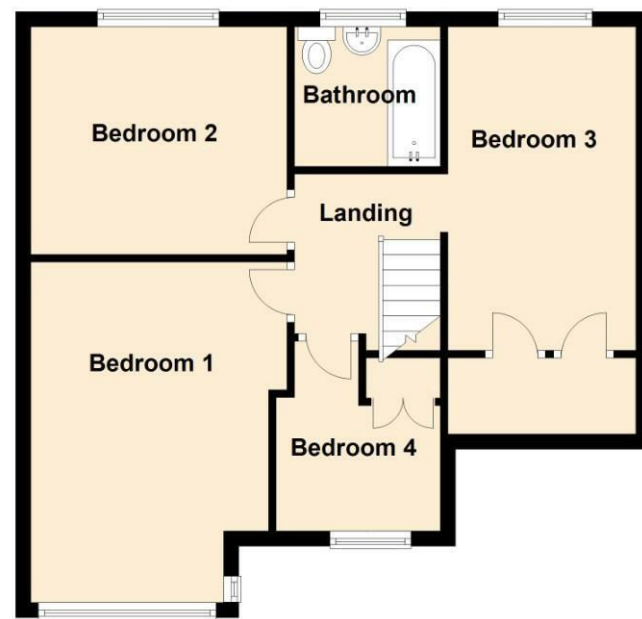
SHEPHERD SHARPE



Ground Floor



First Floor



100 Dochdwy Road

Llandough CF64 2PE

£385,000

A spacious semi detached four bedroom house found in this popular established residential development in Llandough. The property has been much improved and stylishly presented throughout. Comprises porch, hallway, lounge/dining room, new fitted kitchen with high quality appliances, landing, three double bedrooms, the smaller room is a single room/study and new bathroom. Surprisingly large south facing landscaped tiered rear garden, good off road parking, garage. uPVC double glazing, gas central heating, new carpets, new kitchen and bathroom. Freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Porch**

7'6" × 2'10" (2.30m × 0.87m)

uPVC double glazed front porch with leaded glass. Tiled floor, useful storage and weather protection to main front door.

Hallway

10'7" × 5'11" (3.24m × 1.81m)

A welcoming hallway. Parquet flooring, radiator, understair storage, freshly decorated in white. uPVC double glazed window to side, glazed doors to ground floor rooms.

Lounge/Dining Room

25'4" × 11'6" (7.74m × 3.53m)

Open plan lounge/dining room. uPVC double glazed window to front, French doors and full height windows to rear. Beautiful wooden parquet flooring, two radiators, freshly decorated in white, log burner with slate hearth, coving, serving hatch to kitchen.

**Kitchen**

11'5" × 8'9" (3.48m × 2.69m)

A new contemporary kitchen in anthracite grey. Comprising high gloss flat fronted units, high quality quartz worktops, sink and drainer. Integrated Neff induction hob, matching extractor, oven and combined microwave oven, column AEG fridge and freezer, dishwasher, washer/dryer. Useful pantry unit, recycling/storage cupboards, clever corner shelving, natural stone tiled floor. uPVC double glazed window and door leading out garden.

First Floor Landing

Decorated in white, loft access, grey carpet, brushed stainless steel switches and sockets. Moulded panelled doors to all first floor rooms.

Bedroom 1

15'5" × 10'7" (4.70m × 3.24m)

uPVC double glazed bay window to front with elevated views. Decorated in white, coved ceiling, airing cupboard, radiator.

Bedroom 2

11'1" × 9'8" (3.40m × 2.95m)

A second double bedroom. uPVC double glazed window to rear. Grey carpet, freshly decorated in white, radiator.

Bedroom 3

13'6" × 8'2" (4.13m × 2.51m)

uPVC double glazed window to rear. Grey carpet, freshly decorated in white, radiator, access to front loft storage.

Bedroom 4

6'11" × 8'9" (2.13m × 2.67m)

Good size bedroom/study. uPVC double glazed window of front. Laminate floor, freshly decorated in white, useful over stairs cupboard/wardrobe, radiator, downlighting.

Bathroom

Refurbished and tiled. Comprising tiled panelled bath with rainfall shower plus sliding shower attachment, wash hand basin and wc all in contemporary style with built-in furniture and concealed plumbing. Attractive tiling, modern downlighting, extraction, chrome column radiator, natural stone tiled floor. uPVC double glazed window.

**Front Garden**

Landscaped with block paviour driveway for two cars, natural stone steps lead up to porch, lawn to left hand side with deep border, to right hand side access to single garage, secure side access to rear garden.

Garage

Single garage with up and over door to front.

Rear Garden

A surprising large south facing tiered landscaped rear garden, with natural stone terracing, BBQ area, outside lighting and water. Two areas laid to lawn, great potential and space for summer house/home office. Side area of garden paved in stone, excellent for bin storage/recycling.

Council Tax

Band E £2,448.16 p.a. (24/25)

Post Code

CF64 2PE

