

24 Dochdwy Road



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

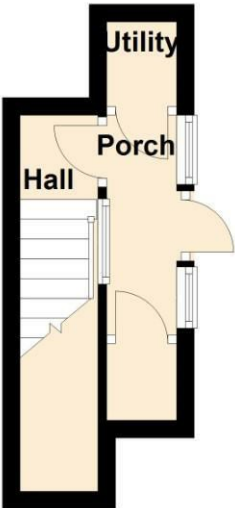
All enquiries: 029 2070 7999
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Lettings enquiries: lettings@shepherdsharpe.com

Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

SHEPHERD SHARPE



Ground Floor



First Floor



Total area: approx. 74.1 sq. metres (798.0 sq. feet)
24 Dochdwy Road

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Llandough CF64 2PB

£225,000

A well improved and modernised first floor two double bedroom apartment with balcony. The property is situated in Llandough close to Penarth town and within an easy access of Cardiff city centre. The property has been very well maintained with uPVC double glazing, gas central heating, contemporary flooring, new kitchen and bathroom. Comprises porch, hallway, first floor landing, lounge, kitchen, two double bedrooms and bathroom. Corner garden and garage. Leasehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	77
England & Wales		
EU Directive 2002/91/EC		



Dark grey composite front door (fitted in 2023) with matching double glazed side panels to porch.

Porch

Tiled floor, radiator, two large cupboards (one with access to electric and gas meter, additional power, lighting, the other with storage and space for fridge/freezer and tumble dryer).

Hallway

Pale carpet, stylishly presented, stairs to first floor landing.

First Floor Landing

uPVC double glazed window to side. Stylishly presented, carpet, coved ceiling.

Lounge

13'11" x 12'9" (4.25m x 3.90m)

A good size lounge, stylishly presented. uPVC double glazed window to front. Laminate floor, radiator, coved ceiling.

Kitchen

10'4" x 7'9" (3.17m x 2.38m)

uPVC double glazed window. Stylish new fitted kitchen (2021) finished in dark blue with contrast square edge worktop, china sink and drainer with chrome lever mixer tap. Induction hob, electric oven, matching back panel and extractor, attractive tiled floor, space for dishwasher and fridge, coved ceiling. Folding door to utility cupboard with plumbing for washing machine and access to combination boiler.

Bedroom 1

14'11" x 11'8" (4.57m x 3.57m)

uPVC double glazed French doors and side window to front, access to walk on balcony with lovely views of surrounding countryside. Laminate floor, large built-in wardrobe, stylishly presented, radiator.

Bedroom 2

13'5" x 10'4" (4.11m x 3.16m)

Large double bedroom which is presently used as an additional living room. uPVC double glazed window to rear. Laminate floor, stylishly decorated, radiator, loft hatch (with drop down ladder to boarded loft space).

Balcony

Small walk on balcony (refurbished in 2024).

Bathroom

6'9" x 5'6" (2.07m x 1.70m)

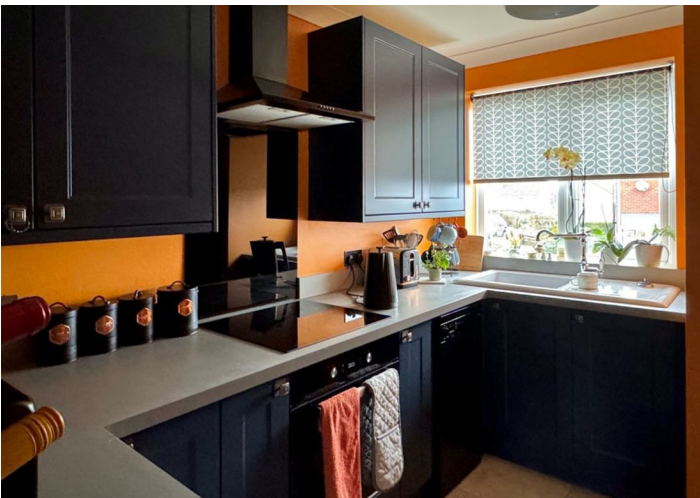
Beautifully presented and tiled (refurbished in 2024). Comprising panelled bath with shower over, wash hand basin inset to shaker style storage cupboard and wc, all in white. Matching tiling and fittings, chrome ladder radiator, coved ceiling. uPVC double glazed window with privacy glass to rear.

Outside

Corner area of landscaped garden.

Garage

A single garage which has been re-roofed, new up and over door to front (installed in 2024).



Additional Information

The property has been replastered including all the ceilings, uPVC double glazing throughout most replaced in 2021 (with exception of the bathroom), modern central heating with combination boiler, recently installed kitchen and bathroom.

Lease Details

Lease 145 years from 01.09.2008 (expires 01.09.2153)
No ongoing service charge and maintenace is shared 50/50 with the owner of the ground floor flat below.

Council Tax

Band B £1,639.81 p.a. (25/26)

Post Code

CF64 2PB

