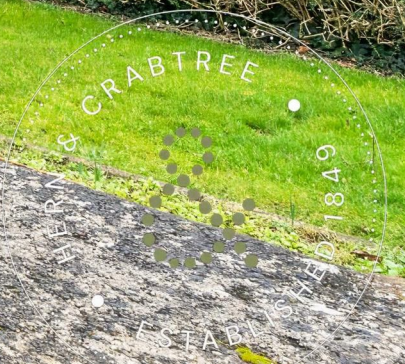


Pant-Y-Celyn Road

LLANDOUGH, PENARTH, CF64 2PF

GUIDE PRICE £310,000

**Hern &
Crabtree**



Pant-Y-Celyn Road

Nestled in the desirable area of Llandough, this well-maintained semi-detached home offers bright and airy living spaces with excellent natural light throughout. The inviting entrance hall leads to a spacious living room, which opens onto a front patio and garden, while the adjoining dining room features French doors leading to the rear garden. A fitted kitchen also provides convenient access to the garden.

Upstairs, the property boasts three generously sized bedrooms and a family bathroom, with elevated views stretching towards Penarth and Cardiff Bay on a clear day. Additional benefits include gas central heating, double glazing, and a single garage.

A fantastic opportunity to own a charming home in a sought-after location—early viewing is recommended!

Llandough, Penarth, is a charming and well-connected residential area offering a blend of suburban tranquility and easy access to urban amenities. Situated just outside Penarth and a short distance from Cardiff, Llandough is particularly popular with families and professionals seeking a peaceful environment with excellent transport links.

The area benefits from a strong sense of community, with local shops, schools, and healthcare facilities, including the renowned Llandough Hospital. Residents enjoy green spaces and scenic walking routes, while nearby Penarth offers a vibrant town center, beautiful seafront, and boutique cafes and restaurants. With its elevated position, many homes in Llandough boast stunning views over Cardiff Bay and beyond. The proximity to Cardiff city center, along with good road and public transport links, makes it an ideal location for commuters. Combining convenience with a welcoming atmosphere, Llandough is a sought-after place to call home.



1000.00 sq ft

Entrance Hall

Enter via a double glazed obscure door to the side elevation. Coved ceiling. Radiator. Stairs rising up to the first floor. Understairs storage alcove.

Living Room

16'2" max x 11'6" max

Double glazed French doors leading to the front garden. Coved ceiling. Gas fire with marble hearth and wooden mantelpiece. Squared off archway to the dining room.

Dining Room

9'7" max x 8'8" max

Double glazed French doors leading to the rear garden. Coved ceiling. Radiator. Squared off archway to the living room.

Kitchen

11'2" max x 8'0" max

Double glazed door leading to the rear garden. Double glazed window to the rear elevation. Wall and base units with worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Range style cooker with tiled splashback and cooker hood over. Plumbing for washing machine. Space for full length dishwasher. Radiator. Tiled flooring.

Landing

Stairs rise up from the entrance hall. Wooden handrail and spindles. Matching bannister. Coved ceiling. Loft access hatch. Double glazed window.

Bedroom One

15'0" max x 9'0" max

Double glazed window to the front elevation. Coved ceiling. Fitted wardrobes. Storage cupboard with concealed gas combination boiler. Radiator.

Bedroom Two

9'5" max x 8'9" max

Double glazed window to the rear elevation. Coved ceiling. Fitted wardrobes. Radiator.

Bedroom Three

12'0" max x 7'4" max

Double glazed window to the front elevation. Radiator.

Bathroom

6'4" max x 5'5" max

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Bath with electric shower over. Tiled flooring. Tiled walls. Heated towel rail.

Garage

Up and over garage door. Power and light.

Front Garden

Paved driveway offering off-road parking for multiple vehicles. Access to the garage. Paved seating area.

Rear Garden

Enclosed rear garden. Timber decked seating area. Mature shrubs and trees. Greenhouse. Side return leading to the front aspect.

Tenure

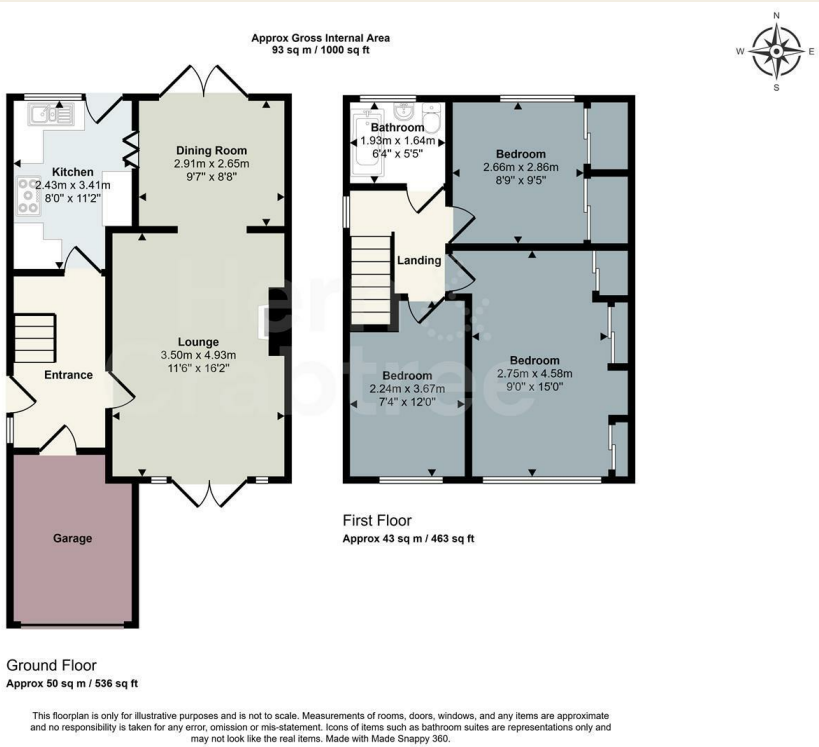
The property was originally sold as a leasehold property however the owner has bought the freehold and titles will be merged on completion.

Disclaimer

Disclaimer: The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



Good old-fashioned service with a modern way of thinking.



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		
England & Wales		EU Directive 2002/91/EC

