

Uplands Crescent

LLANDOUGH, PENARTH, CF64 2PS

GUIDE PRICE £299,950

**Hern &
Crabtree**



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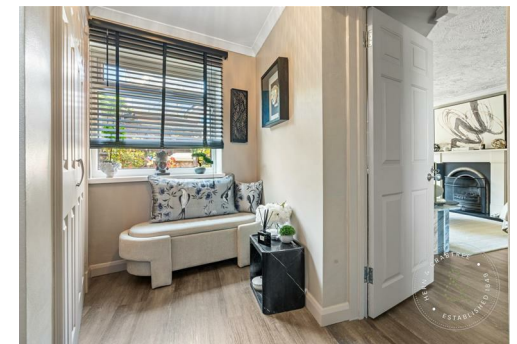
A beautifully presented three-bedroom end of terrace home in the sought-after village of Llandough.

Step inside and you're welcomed into a stylish, thoughtfully updated interior, where natural light floods the living spaces. The ground floor features a bright and spacious lounge, flowing seamlessly into a contemporary kitchen and dining area — ideal for both day-to-day family living and entertaining. French doors open out to a private, enclosed rear garden: a peaceful suntrap with patio seating, perfect for summer evenings.

Upstairs, the home continues to impress. Three well-proportioned bedrooms, including a generous principal bedroom. A modern family bathroom completes the first floor.

The property further benefits from its end-of-terrace position, offering additional privacy and side access — a rarity in this area.

Whether you're looking to step onto the property ladder, upsize in the area or invest in a home with exceptional commuter links into Cardiff, this property represents a superb opportunity.



973.00 sq ft

Front

To the front of the property is a well maintained front forecourt garden. Paved path gives pedestrian access to the property. Astro turf lawn. Pedestrian gate leading to the rear garden.

Entrance

A lovely entrance to this beautifully presented home. The property is entered via a double glazed composite door from the front elevation. Double glazed window. Coved ceiling. A useful and spacious fitted double storage cupboard. Radiator. Wooden effect luxury vinyl tile flooring.

Lounge

18'5" max x 14'10" max

A beautifully presented room! Double glazed French doors leading to the rear garden. Coved ceiling. LVT waterproof flooring. Feature gas fire with limestone mantelpiece and black granite hearth. Two radiators. Wooden laminate flooring. Staircase rise up to the first floor. Doors leading to:

Kitchen/Dining room

14'10" max x 11'9" max

Double glazed window to the front elevation. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Integrated four ring induction hob with tiled splashback and cooker hood over. Integrated double oven and grill. Integrated microwave oven. Integrated full length dishwasher. Integrated fridge freezer. Integrated washing machine. Tiled flooring.

Landing

Stairs rising up from the lounge. Wooden handrail and wrought iron spindles. Matching bannister. Coved ceiling. Loft access hatch with ladder to a fully boarded loft.

Bedroom One

11'3" max x 11'3" max

A beautifully presented principle bedroom. Double glazed window to the front elevation. Coved ceiling. Two large double fitted wardrobes. Radiator.

Bedroom Two

11'8" max x 7'5" max

Double glazed window to the rear elevation with aspect to the garden. Coved ceiling. Large double fitted wardrobe. Radiator.

Bedroom Three

11'7" max x 7'3" max

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

Bathroom

6'4" max x 5'4" max

W/C and wash hand basin. Bath with central mixer tap and fitted shower over. Heated towel rail. Extractor fan. Tiled walls. Tiled flooring.

Garden

Enclosed rear garden. Pedestrian gate leading to the front aspect. Paved patio. Raised seating area.

Additional Information

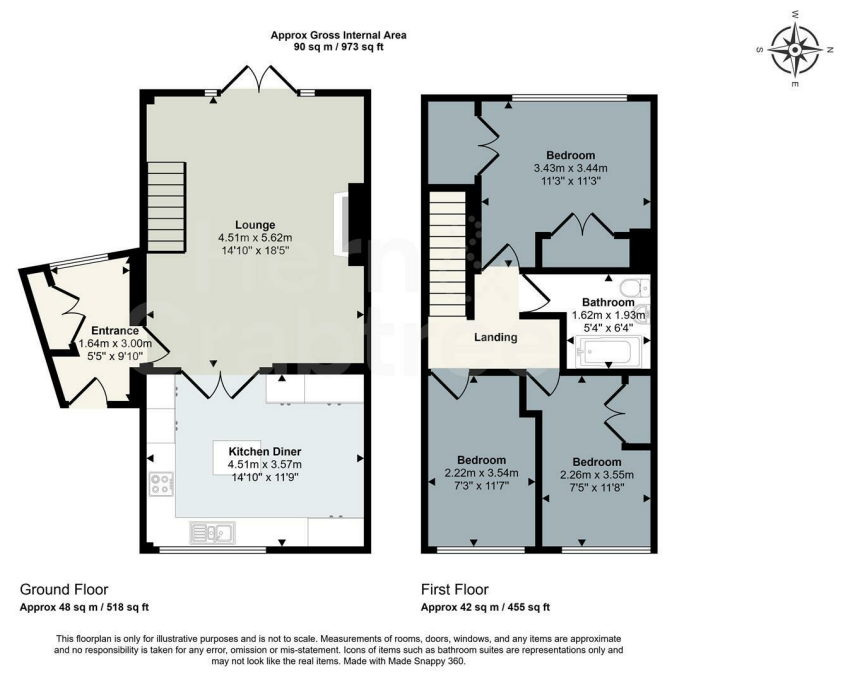
Freehold. Council Tax Band D (Vale of Glamorgan). EPC rating TBC.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		69
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Hern & Crabtree

02920 228135 | pontcanna@hern-crabtree.co.uk | hern-crabtree.co.uk | 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

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