

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**Joseph Parry Close, Llandough Penarth**  
**offers in excess of £535,000**



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## About the property

This ideal family home, located on a quiet, no-through road is in excellent condition throughout and offers an array of features that make it a perfect choice for growing families.

At the heart of this home is a spacious, extended kitchen and living arrangement at the rear, ideal for family meals and entertaining guests. A separate, generous reception room and WC complete the ground floor accommodation.

The residence boasts four generously sized double bedrooms, providing ample space for all family members, along with a well appointed bathroom to the first floor, maintaining the comfort and convenience of modern living.

One of the unique features of this property is the large wrap-around garden, which provides a tranquil retreat and offers views towards Cardiff Bay. Not to be overlooked is the bar and/or recreation room nestled in the garden, which could be utilised as a gym, outside workspace or workshop. The garden offers a raised patio area and a private decking area for lounging outside the bar area. A lovely spot for leisure activities and social gatherings.

The property also offers a garage and off road parking facilities, ensuring secure space for the vehicles. The generous plot on which the property sits offers plenty of potential for development, subject to the necessary

## Accommodation

### Entrance Porch

### Hallway

13' 11" x 6' 5" ( 4.24m x 1.96m )

### Reception One

20' 8" x 11' 4" ( 6.30m x 3.45m )

### Kitchen

28' 8" x 8' 9" ( 8.74m x 2.67m )

### Dining Area

13' 8" x 13' 8" ( 4.17m x 4.17m )

### Wc

6' 5" x 2' 10" ( 1.96m x 0.86m )

### Landing

### Bedroom One

11' 5" x 9' 11" ( 3.48m x 3.02m )

### Bedroom Two

15' x 8' 11" ( 4.57m x 2.72m )

### Bedroom Three

13' 6" x 8' 11" ( 4.11m x 2.72m )

### Bedroom Four

10' 2" x 8' 3" ( 3.10m x 2.51m )

### Bathroom

5' 8" x 4' 11" ( 1.73m x 1.50m )

### Front, Side And Rear Gardens

### Driveway To Front

### Garage

15' 11" x 8' 4" ( 4.85m x 2.54m )

### Bar/Recreation Room

19' 6" x 9' 7" ( 5.94m x 2.92m )









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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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