

24 Canon Walk

Llandough, Vale of Glamorgan, CF64 2NE



A spacious and versatile three storey detached modern townhouse in a popular development in Llandough, offering convenient access into both Penarth and Cardiff as well as out to the M4. The property provides very nicely-proportioned family living space over three floors and comprises an entrance hall, sitting room, kitchen / diner, utility space and WC on the ground floor as well as a living room with study and a bedroom with an ensuite shower room on the first floor plus three further bedrooms and two bathrooms above. There is an attractive front garden, an enclosed, private rear and a double garage with driveway parking. The property is being sold with no onward chain and viewing is advised. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£565,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Ground Floor

Hall

A very welcoming central entrance hall with tiled floor and doors to all ground floor rooms. Built-in cupboard. Central heating radiator. Stairs to the first floor.

WC 5' 3" x 3' 8" (1.61m x 1.12m)

Tiled floor continued from the hall. WC and pedestal sink. Central heating radiator. uPVC double glazed window with Venetian blind. Extractor fan.

Sitting Room 11' 0" max x 14' 7" max (3.35m max x 4.44m max)

A ground floor sitting room, study or playroom with uPVC double glazed doors to the rear that open onto the garden. Venetian blinds to the doors. Tiled floor continued from the hall. Central heating radiator. Power points and TV point.

Living / Dining Room 11' 9" x 17' 8" (3.59m x 5.38m)

An impressive family space which is equally perfect for entertaining, open to the kitchen and with a dual aspect having uPVC double glazed windows to the front and side - both with fitted Venetian blinds. Tiled floor continued from the hall. Central heating radiators and power points.

Kitchen 8' 10" x 8' 1" (2.7m x 2.46m)

Fitted wall units and base units with quartz work surfaces. Integrated appliances including an electric oven, four burner gas hob, extractor hood, dishwasher and fridge freezer. One and a half bowl countersunk stainless steel sink with drainer. Recessed lights. Power points. uPVC double glazed window to the side with fitted Venetian blind.

Utility Room 5' 3" x 8' 2" (1.59m x 2.49m)

Tiled floor. Fitted base units and work surfaces to match the kitchen. Sink bowl sink with drainer. Central heating radiator. Power points. uPVC double glazed panel door into the garden. Extractor fan. Wall mounted gas boiler.

First Floor

Landing

A spacious landing with uPVC double glazed windows to the front and side - both with Venetian blinds. Fitted carpet. Two built-in cupboards. Power points. Central heating radiator. Stairs to the second floor. Doors to the lounge and main bedroom.

Lounge 11' 10" into recess x 17' 7" (3.6m into recess x 5.35m)

A large, light and airy first floor lounge with adjoining study and a dual aspect having uPVC double glazed windows to the front and side - all with Venetian blinds. Fitted carpet. Media wall with TV and power points along with an electric stove style heater below. Fitted shelving and low cupboards to either side. Central heating radiator. Open to the study.

Study 8' 10" x 8' 0" (2.69m x 2.45m)

Fitted carpet continued from the lounge. uPVC double glazed window to the side with Venetian blind. Central heating radiator. Power points.

Bedroom 1 10' 10" max x 12' 5" max (3.31m max x 3.78m max)

A main bedroom with en-suite shower room and a uPVC double glazed window to the rear that overlooks the garden. Fitted carpet. Fitted wardrobe with sliding mirrored doors. Venetian blind to the window. Power points and TV point. Central heating radiator. Door to the en-suite.

En-Suite 5' 4" x 8' 1" (1.62m x 2.47m)

Tiled floor and part tiled walls. Suite comprising a shower cubicle with mixer shower, WC and pedestal sink. uPVC double glazed window to the rear with Venetian blind. Heated towel rail. Extractor fan.

Second Floor

Landing

Fitted carpet to the stairs and landing. Doors to three bedrooms and the bathroom. Power points.

Bedroom 2 11' 10" x 17' 8" (3.6m x 5.38m)

A spacious double bedroom with en-suite shower room. Dual aspect with uPVC double glazed windows to the front and side that provide pleasant views across Cardiff and Llandough. Fitted carpet. Modern wood panelled wall to one side. Fitted wardrobes. Venetian blinds to both windows. Power points. Central heating radiator. Door to the en-suite.

En-Suite 6' 4" x 5' 6" (1.93m x 1.68m)

Tiled floor and part tiled walls. Suite comprising a shower cubicle with mixer shower, WC and pedestal sink. Central heating radiator. Extractor fan.

Bedroom 3 10' 3" x 9' 3" into dormer (3.13m x 2.81m into dormer)

A versatile room with uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power points.

Bedroom 4 6' 9" x 9' 5" (2.07m x 2.87m)

Fitted carpet. Central heating radiator. Power points. Two Velux windows.

Bathroom 6' 10" x 5' 6" (2.09m x 1.67m)

A fully tiled bathroom with a suite comprising of a panelled bath with mixer shower and glass screen, a WC and a pedestal sink. Heater towel rail. Fitted mirror.

Outside

Front

A very pleasant front garden laid to lawn and with colourful mature planting. Low wall, iron railings and gate. Paved pathway to the front door.

Rear Garden

An enclosed rear garden with southerly aspect, laid to lawn and patio and with a door to the garage. Outside tap.

Garage

A double garage with two up and over garage doors. Door to the side into the garden. There is a double driveway in front of the garage that provides off road parking for two vehicles side-by-side.

Additional Information

Tenure

The property is freehold (CYM683350).

Council Tax Band

The Council Tax Band for this property is G, which equates to a charge of £3751.86 for 2026/27.

Approximate Gross Internal Area

1753 sq ft / 162.9 sq m.

Utilities

The property is connected to mains gas, electricity, water and sewerage services and has gas central heating.

Service Charge

There is a service charge of £250 per annum.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan

















