



Llandough House Penlan Rise, Llandough Penarth

£175,000

- COUNCIL TAX BAND - C
- NO CHAIN
- FIRST FLOOR POSITION
- CLOSE TO LOCAL AMMENTITIES AND HOSPITAL
- EPC Rating: C



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About the property

A well-presented two-bedroom first floor flat with garage situated in the sought-after area of Llandough, providing excellent access to Penarth, Cardiff City Centre and local amenities.

This bright and spacious property offers comfortable living accommodation throughout, briefly comprising: entrance hallway, generous lounge/dining room, fitted kitchen, two well-proportioned bedrooms, and a modern bathroom.

The property benefits from well-maintained communal gardens and a private garage.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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Accommodation

Entrance Hall

Welcoming entrance hallway providing access to all rooms, with storage cupboard and space for coats and shoes.

Living Room

16' max x 10' 5" max (4.88m max x 3.17m max)
A bright and spacious reception room with large window allowing plenty of natural light. Ample space for both living and dining furniture, ideal for relaxing or entertaining.

Kitchen/ Diner

12' 1" max x 10' 10" max (3.68m max x 3.30m max)
Fitted kitchen comprising a range of wall and base units with work surfaces over. fitted storage cupboard.

Bedroom One

14' 7" max x 9' 1" max (4.45m max x 2.77m max)
Generous double bedroom with space for wardrobe and additional bedroom furniture. Window to rear aspect.