

Uplands Crescent

LLANDOUGH, PENARTH, CF64 2PS

GUIDE PRICE £225,000

**Hern &
Crabtree**



Uplands Crescent

A spacious two double bedroom mid-terrace home offering fantastic potential for modernisation throughout.

The ground floor is centred around a generous open-plan lounge/dining room, creating an impressive living and entertaining space with a feature fireplace, open staircase and ample room for both seating and dining. To the rear, a conservatory provides an additional reception area overlooking the garden, while the separate fitted kitchen enjoys views to the front and offers scope for updating to suit individual requirements.

Upstairs are two particularly generous double bedrooms, both benefiting from excellent natural light, together with a family bathroom. Outside, the property enjoys front and rear gardens, with the rear offering a private space ready to be landscaped and transformed.

Llandough continues to be a highly sought-after location, offering excellent access to Penarth town centre, Cardiff city centre and the nearby A4232/M4 links. Cogan railway station, local shops, schools and Cardiff Bay are all within easy reach, making this an ideal purchase for first-time buyers, downsizers or investors alike.



Approx 979.00 sq ft

Council Tax Band: D

Front

A low-maintenance front garden with pathway leading to the entrance door.

Entrance Porch

Entered via a uPVC front door with an obscure glazed insert, the entrance porch provides a practical welcome to the home and leads through to the main hallway.

Hallway

A central hallway with stairs rising to the first floor, radiator, useful understairs storage area and doors leading to the principal ground floor accommodation.

Kitchen

A good-sized fitted kitchen with a range of wall and base units complemented by contrasting work surfaces and tiled splashbacks. Incorporating a stainless steel sink and drainer beneath a front-facing window, built-in double electric oven, four-ring electric hob with extractor hood above, together with space and plumbing for further appliances. A door provides access back to the entrance hall.

Lounge/Dining Room

A particularly spacious open-plan reception room extending the full depth of the property, providing clearly defined living and dining areas. A feature stone fireplace creates an attractive focal point, while the open staircase adds character to the room. Large rear-facing windows flood the space with natural light and overlook the conservatory and garden beyond, making this an excellent room for both everyday living and entertaining.

Conservatory

Positioned to the rear of the property, the conservatory offers a pleasant additional reception space with laminate flooring, full-height glazing and French doors opening directly onto the rear garden.

First Floor Landing

A bright landing providing access to both double bedrooms, the family bathroom and a useful built-in airing/storage cupboard.

Bedroom One

A generous principal double bedroom enjoying a pleasant outlook to the front of the property. Fitted with a range of built-in mirrored wardrobes providing excellent storage, together with a radiator.

Bedroom Two

A well-proportioned second double bedroom overlooking the rear garden, offering ample space for a double bed and additional bedroom furniture, with radiator.

Bathroom

Fitted with a white three-piece suite comprising a panelled bath with glazed shower screen, wash hand basin and low-level WC. Fully tiled walls and floor, heated towel radiator and a skylight providing natural light.

Garden

An enclosed rear garden offering excellent potential for landscaping and improvement. Benefiting from a good degree of privacy, it provides an ideal blank canvas for buyers looking to create an attractive outdoor entertaining or family space.

Additional Information

The property will be Freehold upon completion. Council Tax Band D (Vale Of Glamorgan). EPC rating D.

Disclaimer

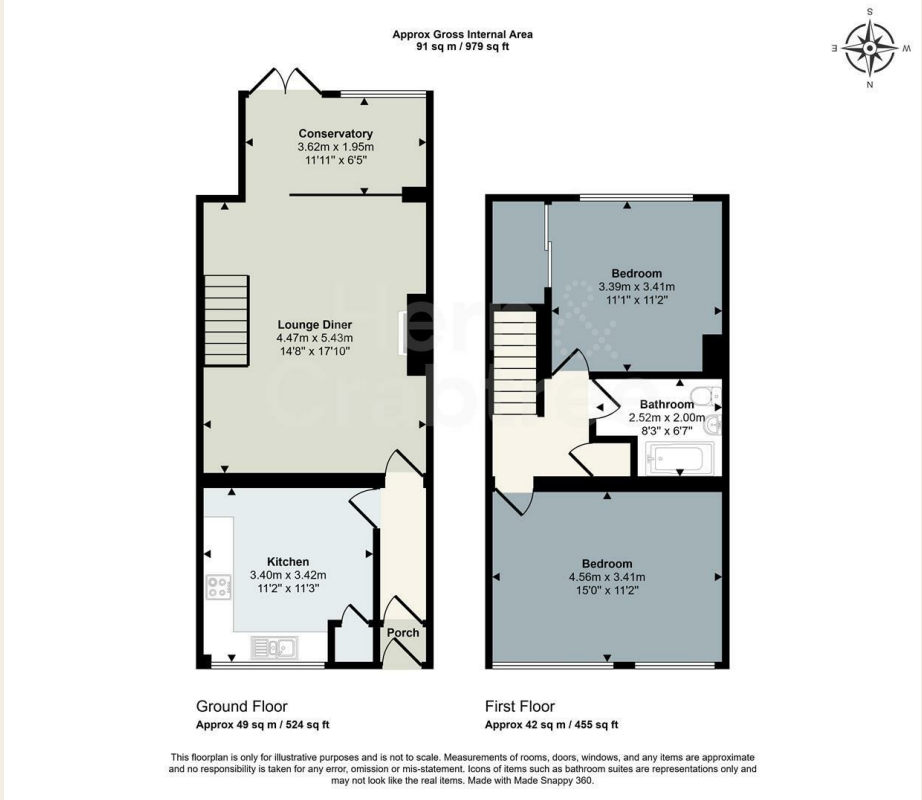
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Please note: Buyers are required to pay a non refundable

AML administration fee of £24 including VAT per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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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		
	63	78
England & Wales		EU Directive 2002/91/EC

