

109 Penlan Road



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

SHEPHERD SHARPE



Total area: approx. 165.8 sq. metres (1784.8 sq. feet)
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Llandough CF64 2NY

£675,000

A rare opportunity to purchase a four bedroom detached house, set back and hidden from the road in Llandough. The property occupies a large mature plot with heated swimming pool and south facing elevation with views across Penarth. The property has been in the same family since built and is in good order throughout. Comprises entrance porch, hallway, wc/cloakroom, living room, second reception room, dining room, and kitchen to the ground floor, four double bedrooms, and en-suite to the main bedroom and shower room with separate wc to the first floor. Outside there is a large private mature south facing garden with heated swimming pool, greenhouse, double garage and off road parking. Double glazing, gas and electric heating. Freehold. NO FORWARD CHAIN.

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			
England & Wales		EU Directive 2002/91/EC	

**Porch**

Large glazed entrance porch, tiled floor. Front door to hallway.

Hallway

Parquet effect flooring, useful store cupboard with seat to side, coving, radiator. Window to front. Stairs to first floor.

W.C./Cloakroom

Comprising wc with concealed system, wash hand basin with storage below and mirror over. High level opaque window to side. Storage, shelving and coat hooks, continuation of parquet effect flooring, gas meter cupboard.

Living Room

16'1" x 16'4" (into bay) (4.92m x 5.00m (into bay))

Large bay window overlooking south facing garden with elevated far reaching views towards Penarth. Glazed door with glazed side panel opening onto the sun terrace and front garden. Large archway into second reception room. Tiled fireplace with marble hearth, coal effect gas fire, mantelpiece over and shelving to side, carpet, two radiators, coving.

Reception Room 2

18'11" x 9'10" (5.77m x 3.00m)

Large picture window overlooking garden. Carpet, two radiators, timber tongue and groove ceiling. Door to rear garden.

Dining Room

15'1" (max) x 9'10" (4.61m (max) x 3.00m)

Double doors from living room, door to kitchen. Bay window to rear with deep window sill. Carpet, radiator, coving, ceiling rose.

Kitchen

20'2" x 12'0" (6.16m x 3.68m)

Doors from hallway and dining room. A light and spacious kitchen with a range of matching base and wall units, granite effect worktops, sink with mixer tap, induction hob with extractor fan over, built-in Bosch double oven, space and plumbing for washing machine and dishwasher, separate vented dryer, tiled floor, tiled splashback, two radiators. Space for larder style fridge and freezer. Bench and space for dining table and chairs. Windows to side and rear. Door to garden.

First Floor Landing

Window to rear. Carpet, radiator, loft access.

Bedroom 1

16'1" x 12'11" (4.92m x 3.96m)

Large double bedroom. Window to front with elevated views towards Penarth. Built-in wardrobes with storage above and hot water tank, carpet, wall mounted gas fire, coving, electric ceiling fan. Door to en-suite bathroom.

En-Suite Bathroom

8'9" x 7'5" (max) (2.69m x 2.28m (max))

Comprises panelled bath with mixer taps and shower over, wc, pedestal wash basin. Opaque window to front. Tiled walls, cushion flooring, white vertical radiator, mirrored cabinet, coving.

**Bedroom 2**

12'2" (into doorway) x 9'10" (3.73m (into doorway) x 3.00m)

A second double bedroom. Window to front with elevated views towards Penarth. Built-in wardrobes and dressing table with mirrors over, carpet, electric radiator, coving.

Bedroom 3

11'1" x 8'9" (3.40m x 2.69m)

A third double bedroom. Window to rear. Built-in wardrobes with storage above, carpet, electric radiator, coving.

Bedroom 4

8'9" x 8'8" (2.68m x 2.66m)

A fourth double bedroom. Window to rear. Built-in wardrobes, carpet, shelving, electric radiator, coving.

Shower Room

Comprises large walk-in shower enclosure, wash basin with storage below and mirror over. Opaque window to rear. Wood effect flooring, part tiled walls, chrome radiator, spotlights, coving, wall mounted boiler.

Separate W.C.

Comprises wc and wash basin with mirror over. Opaque window to side. Carpet, part tiled walls, radiator, radiator, coving.

Outside

A large private garden with mature hedging, three lawns, well stocked borders with an abundance of planting, shrubs and ornamental trees, south facing sun terrace, small greenhouse. Gated driveway with parking for several cars. Double garage with electric roller shutter door, light and power. Outside tap, power.

**Heated Swimming Pool**

Large heated swimming pool approximately 8.50m x 4.00m in size, summer solar and winter covers for pool, plenty of built-in seating next to the pool and area to relax poolside, changing facilities and pump room.

Council Tax

Band G £3,751.86 p.a. (26/27)

Post Code

CF64 2NY

