



Penlan Rise, Llandough, Penarth, CF64 2LS

Welcome to

Penlan Rise, Llandough Penarth

A nicely proportioned ground floor apartment offered with NO CHAIN, featuring a spacious living area, kitchen/breakfast room, two double bedrooms, gas c/heating and GARAGE. Conveniently located for Llandough Hospital, it has excellent road links and comes with a share of Freehold and long lease.

Entrance Porch

Enter via a solid timber door. Double width storage cupboard. Laminate floor. Door to hallway.

Entrance Hall

Entered via a solid timber door, laminate flooring, radiator, doors to all rooms.

Lounge

A nicely proportioned room with full height double-glazed picture window to front overlooking gardens, laminate flooring, radiator.

Kitchen / Breakfast Room

Double glazed window to front. Floor and wall mounted kitchen units with work surfaces over and brick styled tiled splashbacks. One and a half bowl and drainer sink unit with mixer tap over. Wall mounted combination boiler. Integrated electric oven and eye-level electric hob. Integrated fridge-freezer. Spaces for washing machine and dishwasher, radiator and space for table and chairs.

Bedroom 1

Double glazed window to rear. radiator.

Bedroom 2

Double glazed window to rear, radiator.

Bathroom

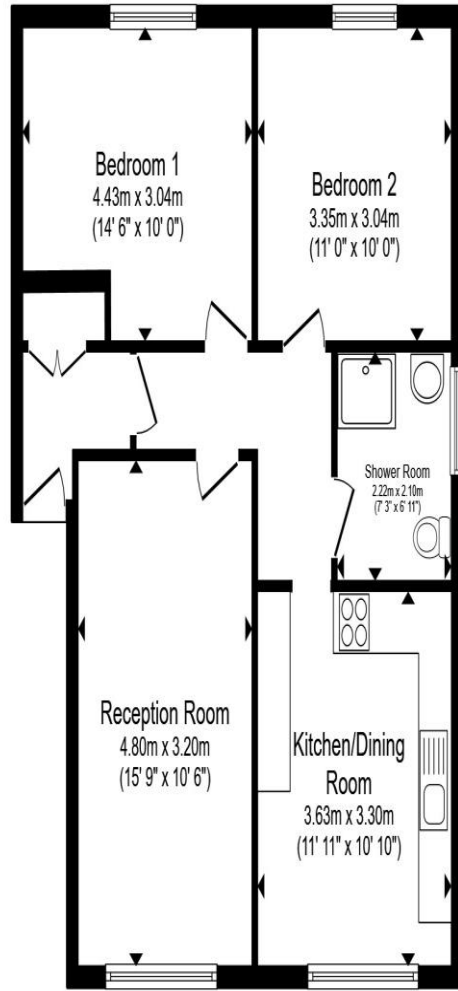
Double glazed window to side. shower cubicle with sliding door and mains fed shower over. wash hand basin with mixer tap over and vanity unit under. WC with enclosed cistern and push button flush. Fully tiled walls and floor. Towel style radiator.

Outside

There are communal grounds to three sides of the property, whilst the garage is located over the road enbloc.

Garage/Parking

Accessed via an up and over door with driveway to the front.



Ground Floor

Total floor area 67.0 m² (721 sq.ft.) approx

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.propertybox.io



Welcome to

Penlan Rise, Llandough, Penarth

- A ground floor apartment offered with NO CHAIN and set in a quiet residential cul-de-sac close to Llandough Hospital.
- Entrance hall, spacious living area with double glazed picture window, separate kitchen, two double bedrooms and a bathroom.
- Double glazing and gas central heating via combination boiler
- Private garage and drive, 1/6th share of Freehold and a recently extended 999 year lease.
- Private garage, low management fees and recently extended lease.

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2204.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Dec 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



view this property online allenandharris.co.uk/Property/PNR106962



Property Ref:
PNR106962 - 0006

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