

22 Pant-Y-Celyn Road



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

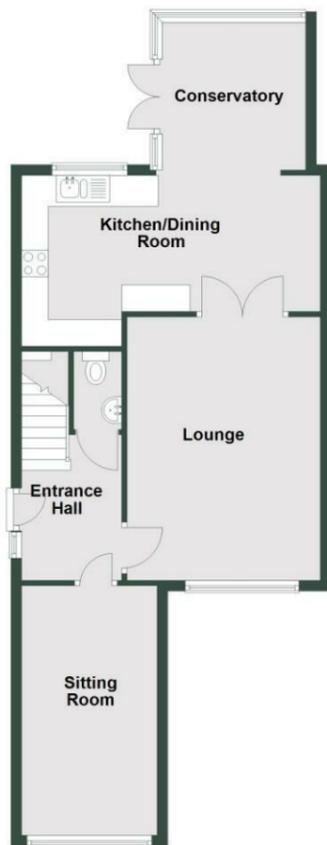
**All enquiries:** 029 2070 7999  
**Sales and general enquiries:** info@shepherdsharp.com  
**Lettings enquiries:** lettings@shepherdsharp.com

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

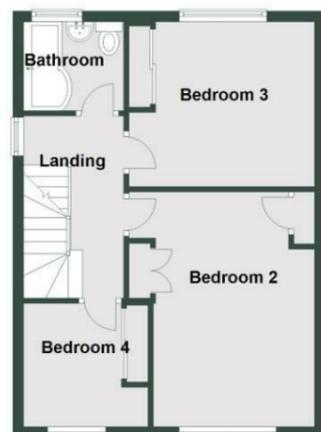
**SHEPHERD SHARPE**



Ground Floor



First Floor



Second Floor



Total area: approx. 125.3 sq. metres (1348.8 sq. feet)  
**22 Pant Y Celyn Road**

Energy Efficiency Rating	
Current	Potential
Very energy efficient – lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient – higher running costs	
EU Directive 2002/91/EC	
England & Wales	

## 22 Pant-Y-Celyn Road

Llandough CF64 2PG

Offers Over  
**£350,000**

Situated in a quiet location is this much improved extended four bedroom semi detached property, a great family house, situated close to Penarth, Cardiff city Centre and Llandough hospital. Comprises hallway, wc, lounge, extended kitchen/breakfasting, conservatory, the garage has been formally converted to provide another bedroom/sitting room. To the first floor there are three bedrooms and a family bathroom, informal loft room and en-suite shower to second floor. Good off road parking to the front, private enclosed south facing rear garden with attractive patio and lawn. Gas central heating, uPVC double glazing. Freehold. NO FORWARD CHAIN.



uPVC double glazed door with full height glazing to hallway.

#### Hall

Carpet, radiator. Boxed in electric meter and fuse box, Worcester Bosch combination boiler.

#### W.C.

Wash hand basin, wc, tiled floor, radiator.

#### Lounge

16'3" x 11'5" (4.97m x 3.49m)

A spacious bright lounge. uPVC double glazed window to front. Laminate floor, pale stone fire surround with contemporary fire, coving.

#### Kitchen/Breakfasting

17'5" x 18'0" (5.32m x 5.50m)

A spacious L shaped kitchen/breakfasting room. Open plan with seating for four, tiled floor, radiator, opening through to the kitchen. Attractive traditional white panelled units, contrast worktop, built-in china sink, induction hob, plumbing for washing machine and dishwasher, split level oven, space for fridge/freezer. uPVC double glazed window looking onto garden. Conservatory with uPVC double glazing and polycarbonate roof panels, French doors lead out to attractive contemporary terrace and garden.



#### Bedroom/Sitting Room

7'2" x 14'8" (2.20m x 4.49m)

Formally converted garage (2014). uPVC double glazed window to front. Laminate floor, radiator.

#### First Floor Landing

A bright and light landing. uPVC double glazed window to side. Carpet, balustrade to second floor loft conversion.



#### Bedroom 1

14'9" x 9'2" (4.50m x 2.80m)

A double bedroom. uPVC double glazed window to front. Laminate floor, radiator, two built-in wardrobes. The original size of the room has been slightly reduced to provide further storage and width in bedroom 3.

#### Bedroom 2

11'2" x 9'8" (3.41m x 2.95m)

uPVC double glazed window. Carpet, radiator.

#### Bedroom 3

8'5" x 7'10" (2.59m x 2.41m)

A little bit of width has been taken from bedroom 1 to create a slightly wider third bedroom. uPVC double glazed window to front. Laminate floor, radiator, mirror fronted wardrobe.

#### Bathroom

Attractive, well appointed and tiled. Comprising panelled bath with electric shower over, wash hand basin and wc, in white with chrome contemporary fittings. Chrome radiator, mirror cabinet, tiled floor. uPVC double glazed window to rear.

#### Second Floor Landing

Carpet, door to bedroom 4.



#### Informal Loft Room

17'8" (max) x 13'9" (max) (5.40m (max) x 4.20m (max))

A lovely spacious room. uPVC double glazed window with elevated views looking across surrounding countryside. Laminate floor, radiator, large built-in wardrobe, loft access.

#### Shower Room

Attractively presented. Comprising large shower enclosure with electric shower, trough style wash basin with two cupboards beneath, twin flush wc, all in white chrome furniture, radiator, mirror. uPVC double glazed window to rear.

#### Front Garden

Attractively landscaped with block paviour driveway, parking for 2/3 cars, gravelled area, secure gate to side leading to the rear garden, access to gas meter, contemporary paving to side, weather protection provided by a canopy approaching the hallway.

#### Rear Garden

Private south facing rear garden, laid to lawn, water supply, timber shed mixed mature planting outside lighting.

#### Council Tax

Band E £2,576.85 p.a. (25/26)

#### Post Code

CF64 2PG

