



SPENCER DRIVE

LLANDOUGH









## SPENCER DRIVE

LLANDOUGH, CF64 2LR - £400,000

 4 bedroom(s)  2 bathroom(s)  990.00 sq ft

Jeffrey Ross are pleased to present for sale this spacious link detached house situated upon this small and select development by Barratt Homes.

Located within the picturesque village of Llandough nestled in-between the nearby town of Penarth and the City of Cardiff.

Beautifully presented and extended above the garage to now provide a spacious and versatile home. Briefly comprising of an entrance hall, ground floor cloakroom, spacious lounge with twin doors to a dining room - sliding patio doors into the garden and a large fitted kitchen with space for dining table & chairs. To the first floor there are 4 bedrooms (3 doubles) with a dressing area and en suite shower from the master and finally a modern family bathroom completes the accommodation.

Complimented with gas central heating - brand new boiler (August 2025) and upvc double glazing.

With a deep frontage allowing triple off road parking for up to 6 cars plus access to an integral garage. The southerly facing enclosed rear garden on 3 levels is a perfect place to enjoy the sun all day.

Viewing highly recommended.

### PROPERTY SPECIALIST

**Mr Paul Davies**

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Property Management Co-ordinator











### Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               | <b>84</b> |
| (69-80) <b>C</b>                            | <b>71</b>                                                                                                     |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |









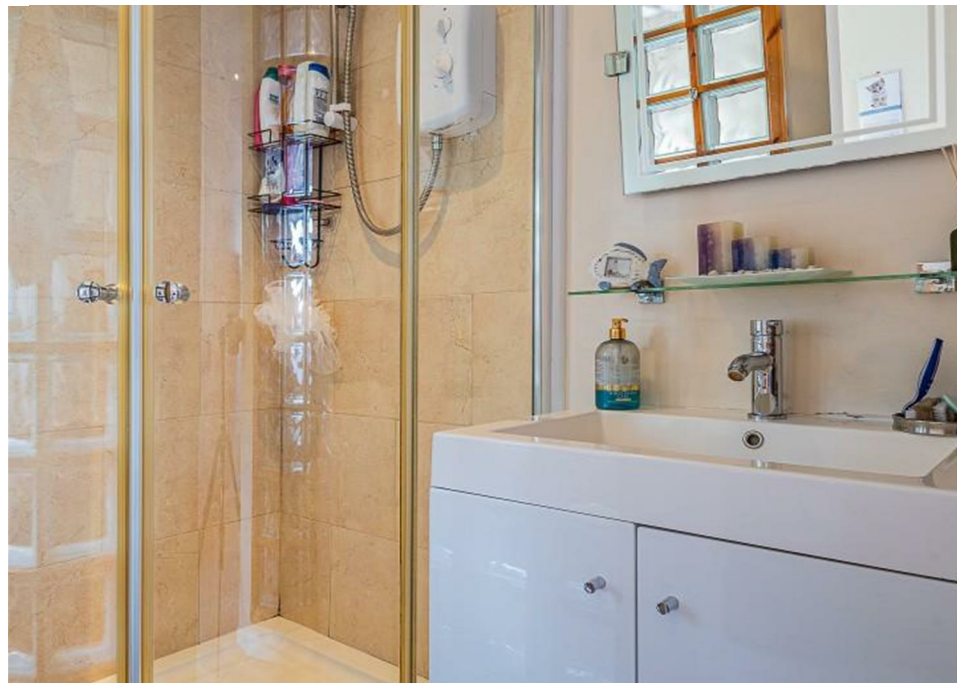
























#### ENTRANCE HALL

Enter via a upvc door, window to side.

#### CLOAKROOM

With corner wash hand basin and close coupled wc, window to front.

#### LOUNGE

**4.78m max x 4.19m max (15'8" max x 13'9" max)**

Spacious main living room, window to front, stairs rise to the first floor with cupboard under, TV point, telephone point.

#### DINING ROOM

**2.90m x 2.29m (9'6" x 7'6")**

With twin glazed doors from the lounge, sliding patio doors lead into the garden.

#### KITCHEN

**5.03m x 2.90m (16'6" x 9'6")**

Spacious room with space for dining table & chairs, fitted range of wall and base units with round edge laminate worktop and inset one & half bowl sink & drainer with mixer tap and tiled splash backs, built in oven, hob & hood, plumbed for washing machine with space for fridge/freezer, 2 windows to rear plus door to the garden, door through to the garage, tiled floor, wall mounted newly fitted (August 2025) combination boiler.

#### FIRST FLOOR LANDING

Access to all rooms plus access to the loft, cupboard with shelving.

#### BEDROOM 1

**4.67m x 2.34m (15'4" x 7'8")**

Master double bedroom - part vaulted ceiling, Velux roof window to the front, open to dressing area.

#### EN SUITE & DRESSING

Dressing area with dormer window to rear, open to a shower area with corner shower cubicle and vanity wash hand basin, extractor fan.

#### BEDROOM 2

**3.84m max x 2.34m (12'7" max x 7'8")**

Double bedroom, window to front.

#### BEDROOM 3

**2.79m to robes x 2.49m (9'2" to robes x 8'2")**

Double bedroom, window to rear, built in wardrobes to one wall.

#### BEDROOM 4

**2.34m x 2.31m (7'8" x 7'7")**

Window to front, over stairs fitted cupboard.

#### BATHROOM

With a modern white suite comprising a panel bath with shower attachment and tiled surround, vanity wash hand basin and close coupled wc, window to rear.

#### GARDEN

Deep frontage in 2 parts allowing triple off road parking for up to 6 cars. mostly brick paved with a tarmac drive leading to the garage, exterior light, gated side access to the rear.

Enclosed rear garden Southerly facing on 3 levels - full width paved patio, shrub display and borders, steps to paved patio area and steps lead to a small lawn with mature shrub borders, outside tap.

#### GARAGE

**4.98m x 2.36m (16'4" x 7'9")**

Integral single garage, up & over door allowing access, light & power, rear door to the kitchen.

#### INFORMATION

We believe the property is Freehold.  
Council Banding - Band E £2,576.85 (2025-2026)



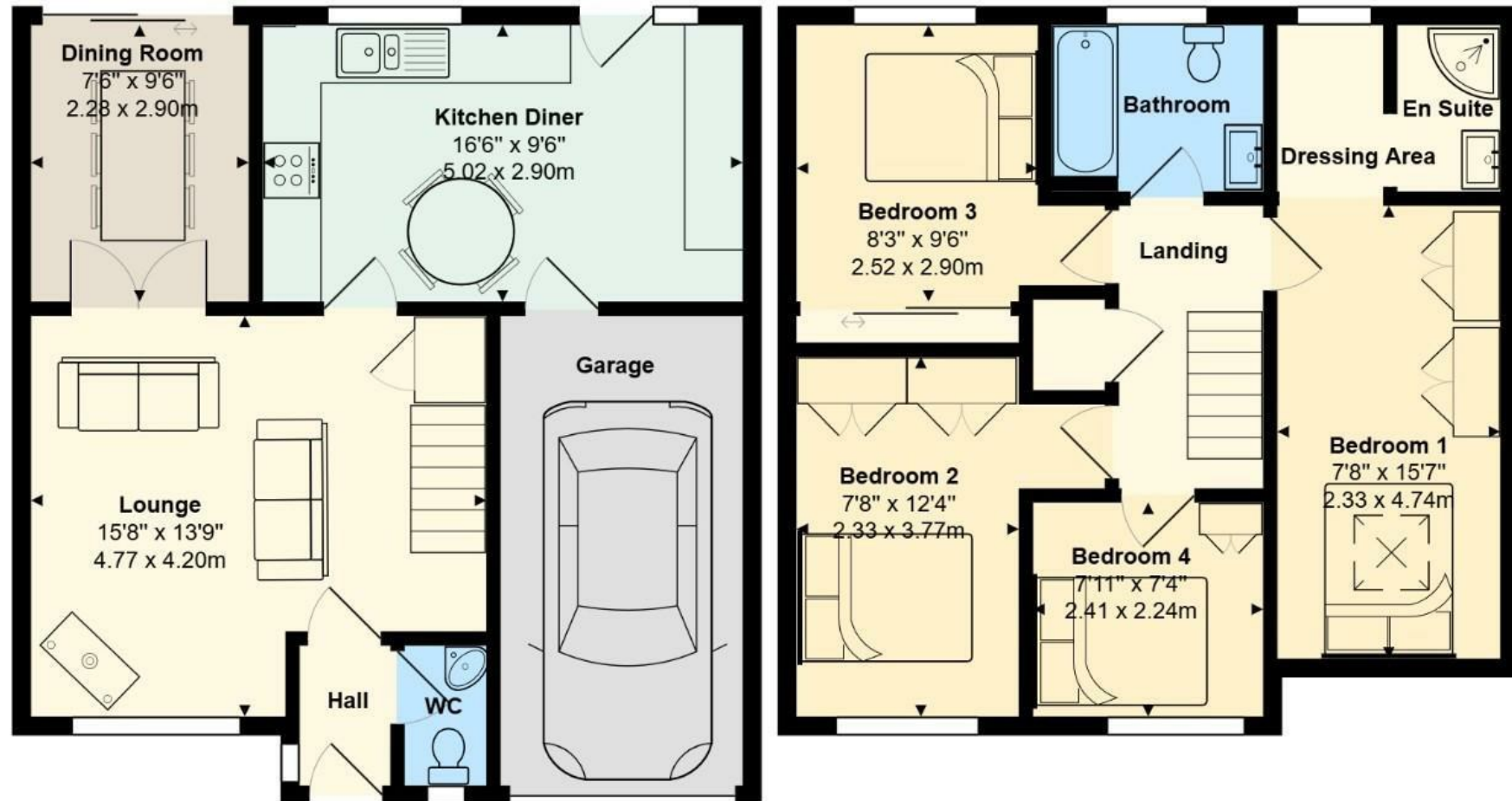


” This beautiful house now makes for a spacious and versatile home. Situated upon this small & select development, solidly built by Barratt Homes. The southerly facing rear garden is perfectly facing to enjoy sunshine throughout the day. With the extension above the garage now affording a large master bedroom with its en suite shower and dressing area. ”

Comments by Mr Paul Davies



## Spencer Drive



Total Area: 1175 ft<sup>2</sup> ... 109.2 m<sup>2</sup>

All measurements are approximate and for display purposes only



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Jeffrey Ross