

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

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DOCHDWY ROAD  
LLANDOUGH



# DOCHDWY ROAD

LLANDOUGH, CF64 2QD - £160,000

Spacious first floor flat situated within the much sought after village of Llandough. Nestled between the town of Penarth & the City of Cardiff. Within reach of Cogan train station plus a short walk to Tesco Supermarket. For sale with no on going chain and immediate occupation. To be sold with an extended lease and therefore 143 years remaining. Briefly comprising own entrance into a hall then landing, generous living room, kitchen, 2 bedrooms - the master being a large double but both with built in wardrobes plus a bathroom completes the accommodation. Complimented with upvc double glazing and electric heating. With an allocated parking space plus at the rear an allocated lawned garden. Viewing highly recommended.

 2 bedroom(s)  1 bathroom(s)  592.00 sq ft

**ENTRANCE HALL**  
Enter via upvc door into own entrance, stairs rise to the first floor.

**FIRST FLOOR LANDING**  
Access to all rooms plus access to the loft, window to side, built in cloaks/linen cupboard.

**LOUNGE**  
**4.47m x 3.68m (14'8" x 12'1")**  
Generous living room, window to front, TV point.

**KITCHEN**  
**2.74m x 2.26m (9' x 7'5")**  
Fitted wall and base units - laminate worktop, inset stainless steel sink & drainer with mixer tap and tiled splash backs, electric cooker point, space for fridge/freezer, plumbed for washing, window to front, airing cupboard to the corner housing the hot water tank.

**BEDROOM 1**  
**4.80m max 2.72m (15'9" max 8'11")**  
Master double bedroom, window to rear, built in double wardrobes - sliding doors.

**BEDROOM 2**  
**3.18m x 2.21m (10'5" x 7'3")**  
Generous single bedroom, window to rear, built in wardrobes.

**BATHROOM**  
White suite comprising a panel bath with shower over, pedestal wash hand basin and close coupled wc, tiled surround, window to side.

**OUTSIDE**  
Allocated parking space with at the rear an allocated garden - mainly laid to lawn, established shrub borders, rotary washing line.

**INFORMATION**  
We believe the property to be leasehold. Upon completion the lease will have been extended with 143 years remaining. Council Banding - Band B £1,652.01 (2025-2026)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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

