



SUMMERLAND CRESCENT

LLANDOUGH









## SUMMERLAND CRESCENT

LLANDOUGH, CF64 2PJ - £395,000



3 bedroom(s)



2 bathroom(s)



1173.00 sq ft

Located within the charming village of Llandough which is situated in-between the city of Cardiff and Penarth Town you will find this stunning semi detached property. Greatly improved and beautifully presented throughout. Much attention to detail has been thought of from under floor heating to some rooms, quality Amtico flooring and most rooms decorated in Farrow & Ball.

Benefitting from a stunningly refitted kitchen combining cooking, dining and living in one modern space.

Briefly comprising a side entrance porch, welcoming entrance hall, utility room with shower room - both with under floor heating, spacious lounge plus the kitchen dining & family room, - refitted modern units with granite & oak worktops plus fully integrated to include dishwasher, washing machine, double oven, 5 ring gas hob with cooker hood and built in microwave oven.

To the first floor there are 3 generous bedrooms - fitted wardrobes to the master plus a modern family bathroom.

Complimented with gas central heating - newly fitted boiler (2024) and upvc double glazing.

With lawned frontage plus hard stand and an enclosed and landscaped rear garden.

Viewing highly recommended.

### PROPERTY SPECIALIST

**Mr Paul Davies**

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Negotiator












### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</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 	











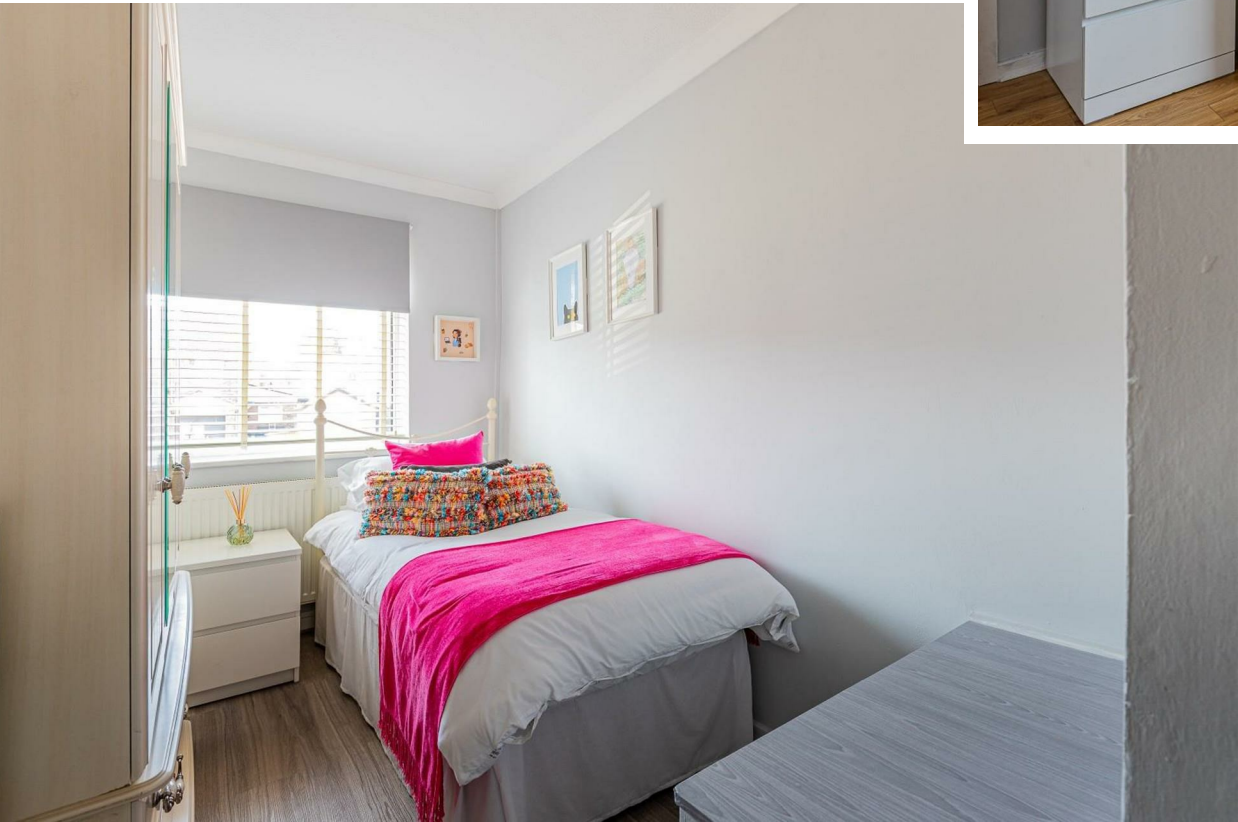






Summerland Crescent, Llandough, Penarth

















#### **PORCH**

Side extension to the property now making the rear garden secure with 2 doors creating a walk through from the garden to the front, tiled floor.

#### **ENTRANCE HALL**

Spacious and welcoming entrance, side glazed panel, quality Amtico flooring, stairs rise to the first floor.

#### **UTILITY ROOM**

**2.31m x 18.59m (7'7" x 61")**

Tiled floor - under floor heating, fitted base units with round edge worktop, space for 3 white goods, window to side, cloaks cupboard housing the meters.

#### **SHOWER ROOM**

Stylishly appointed white suite by Roca and comprising a double shower enclosure - glass sliding doors, vanity wash hand basin and close coupled wc - concealed cistern, tiled surround, window to side, tiled floor - under floor heating, heated chrome towel rail.

#### **LOUNGE**

**4.98m x 3.40m max (16'4" x 11'2" max)**

Spacious living room, window to front, TV point, gas living flame fire with Adams style surround. quality Karndean flooring.

#### **KITCHEN DINING FAMILY ROOM**

**6.86m max x 5.26m (22'6" max x 17'3")**

Impressively spacious room combining the kitchen with space for dining table & chairs and room for easy living, Quality Amtico flooring throughout, kitchen stunningly refitted with an extensive range of contemporary wall and base units with solid granite worktop and an inset China Belfast sink with mixer tap, includes a large rounded Island unit with fitted base cupboard and solid oak worktop, features include soft close doors & drawers, under lighting, corner carousel unit with integrated appliances to include a dishwasher, washing machine, built in double oven, 5 ring gas hob with cooker hood and built in microwave oven, space for an American style fridge freezer, TV point, windows overlook the rear garden with French doors allowing access.

#### **FIRST FLOOR LANDING**

Access to all rooms plus access to a part boarded loft via pull down ladder and with light.

#### **BEDROOM 1**

**4.60m x 2.51m to robes (15'1" x 8'3" to robes)**

Master double bedroom, window to front, built in cupboard housing the newly fitted (2024) Worcester combination boiler, with a range of wardrobes to one wall with sliding doors, TV point.

#### **BEDROOM 2**

**3.28m x 2.95m (10'9" x 9'8")**

Double bedroom, window to rear.

#### **BEDROOM 3**

**3.66m max x 2.13m (12' max x 7')**

Generous single bedroom, window to front.

#### **BATHROOM**

Re-designed and refitted stylish bathroom - modern white suite comprising a tile panel bath, floating wall mounted wash hand basin - both with waterfall taps and shower mixer to the bath and close coupled wc, tiled surround, heated chrome towel rail, window to rear.

#### **GARDEN**

Generous frontage with lawn and neat pivot hedge plus a hardstand allowing off road parking, exterior lighting. Enclosed rear garden with feather edge fencing, wrap-around composite decking with a composite path to a full width composite rear deck - perfectly to enjoy the afternoon through evening sun, central lawn, outside tap, exterior lighting.

#### **INFORMATION**

We believe the property is Freehold.

Council Banding - Band E £2,576.85 (2025-2026)

#### **DISCLOSURE OF INTEREST:**

Please note the vendors are related to an employee of Jeffrey Ross Estate Agents.



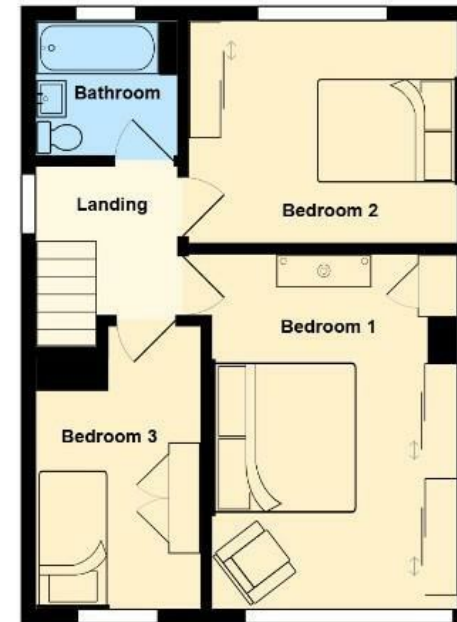
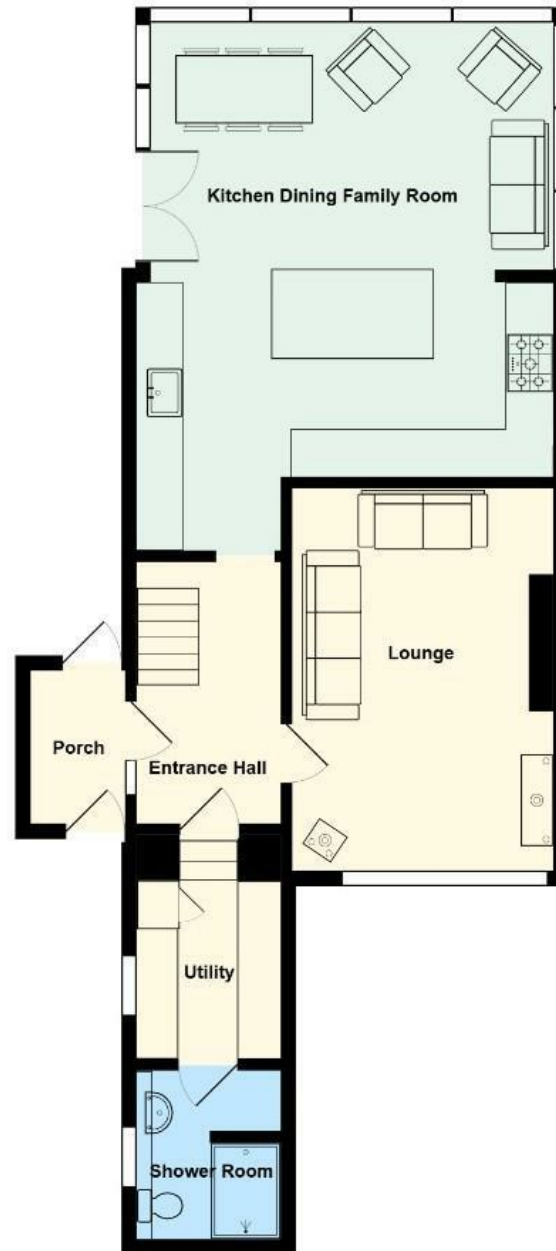


” Nestled within this small & select cul de sac is this beautiful family house. Much love and thought has gone into creating this warm & inviting home. Attention to detail from the quality Amtico flooring, under floor heating in some rooms plus most rooms decorated in Farrow & Ball on the inside to the landscaped rear garden outside. Now making for a beautiful and stylish home. ”

Comments by Mr Paul Davies









[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

Jeffrey Ross