



# UPLANDS CRESCENT


LLANDOUGH







## UPLANDS CRESCENT

LLANDOUGH, CF64 2PS - £385,000

 4 bedroom(s)

 2 bathroom(s)

 1410.00 sq ft

Located within the charming village of Llandough on the fringe of both Penarth & Cardiff. Situated upon a substantial plot is this spacious end of terrace. Double story extended to the side. Now providing a spacious and versatile family home. With gardens on 3 sides. Includes a large garage to the side plus twin off road parking at the front. Found in good order throughout with a refitted modern kitchen (2021). Benefitting from a replacement roof. Briefly comprising entrance into the modern kitchen with Island, impressive main lounge with equally spacious sitting room and finally a study to the ground floor (originally a wet room with plumbing capped off - easily reversed). To the first floor there are 4 large bedrooms - master with a modern bathroom - shower plus a separate family modern bathroom. Complimented with upvc double glazing and gas central heating - replacement boiler - 2024. Viewing recommended to appreciate the position and size.

### PROPERTY SPECIALIST

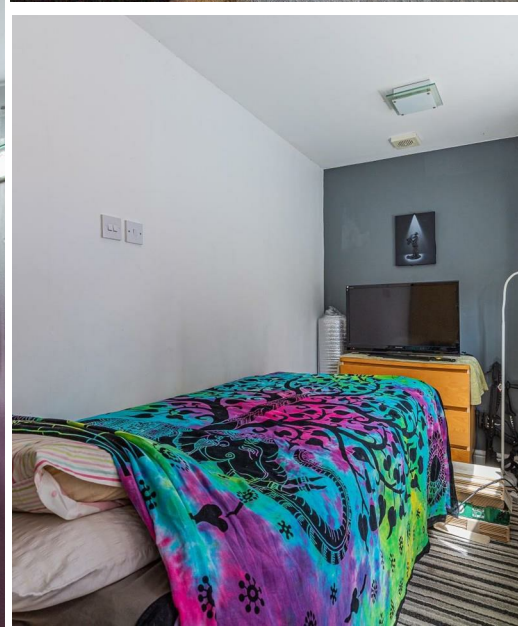
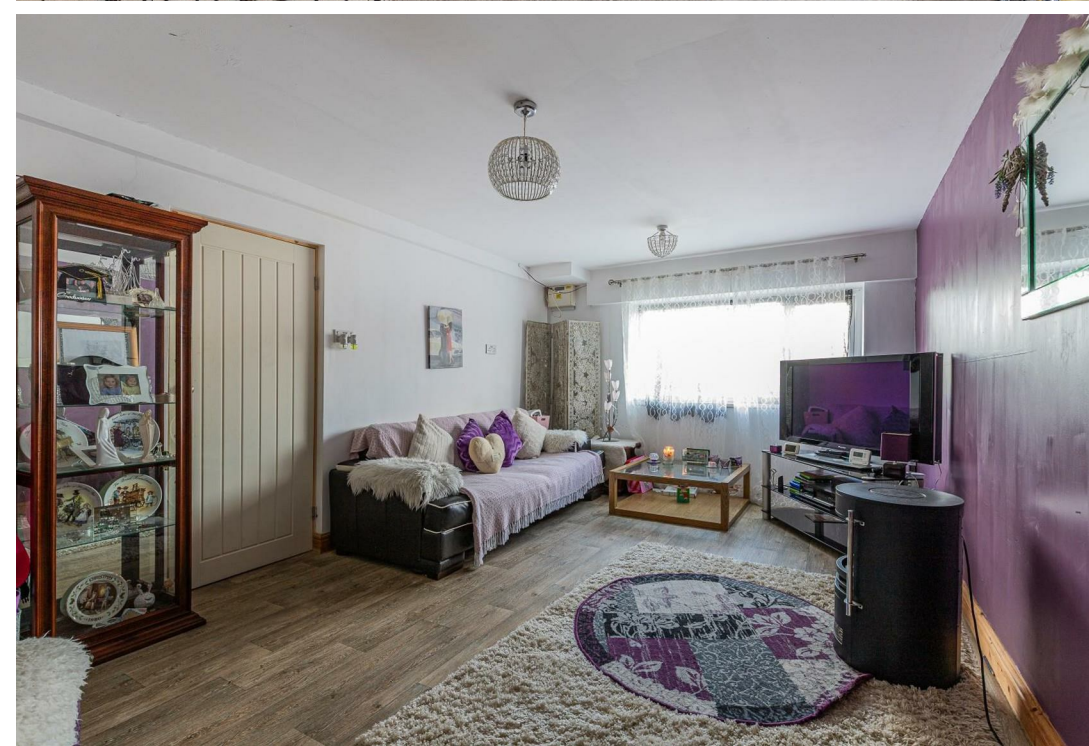
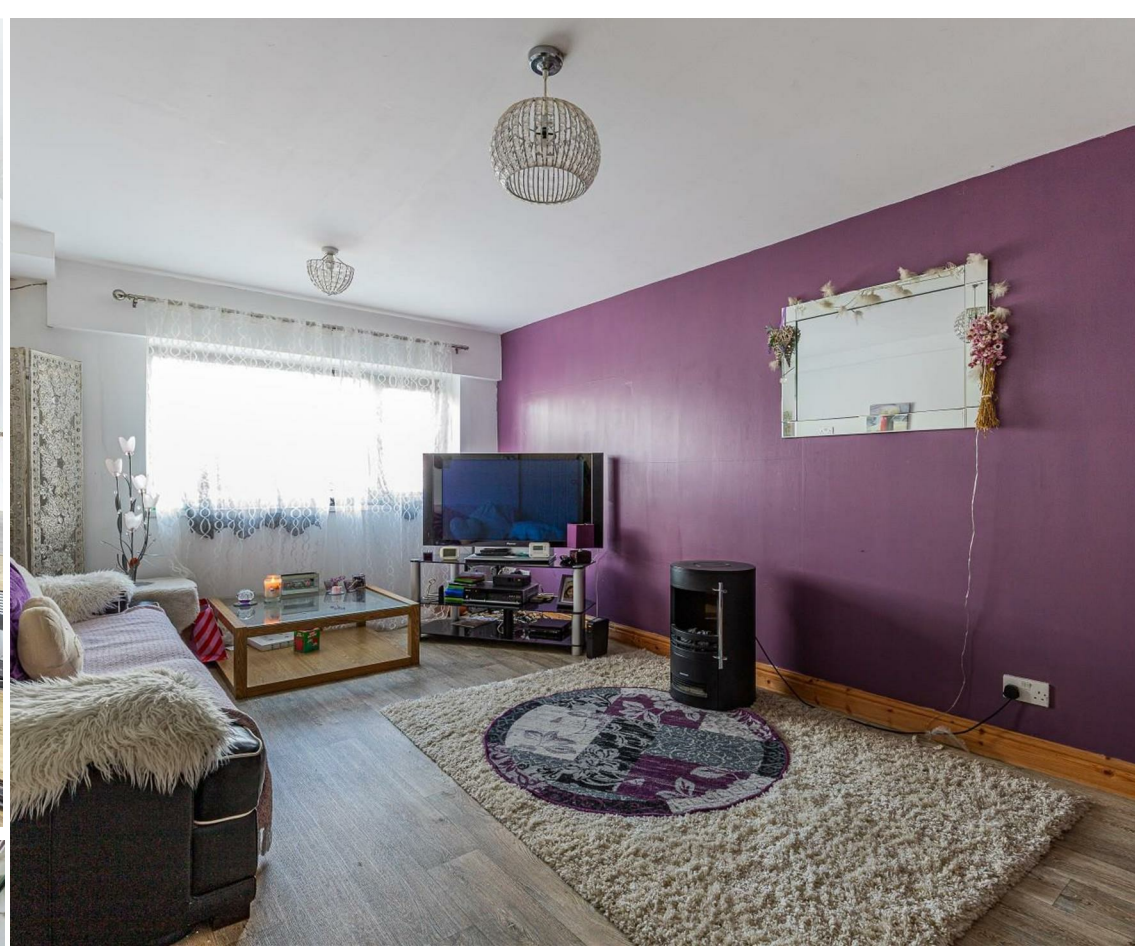
**Mr Paul Davies**


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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>		
(69-80) <b>C</b>	78	83
(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 	

















#### **KITCHEN**

**4.39m x 3.45m (14'5" x 11'4")**

Enter via a upvc door, kitchen refitted with an extensive range of modern wall and base units with laminate worktop and inset China undermounted sink with mixer tap, built in oven, 5 ring hob & cooker hood, plumbed for washing machine and dishwasher, space for tumble drier and fridge/freezer, window to front, island unit with breakfast bar, concealed combination boiler (replaced 2024).

#### **LOUNGE**

**5.64m x 4.42m (18'6" x 14'6")**

Impressive main living room, French doors with side glazed panels lead into the rear garden, stairs rise to the first floor with cupboard under, TV point.

#### **SITTING ROOM**

**6.17m x 3.40m (20'3" x 11'2")**

Equally large living room, window to front, TV point.

#### **STUDY**

**3.43m x 1.70m (11'3" x 5'7")**

Originally designed to be a wet room (plumbing capped but easily reverted), 2 windows to rear.

#### **FIRST FLOOR LANDING**

Access to all rooms.

#### **BEDROOM 1**

**6.17m x 3.35m (20'3" x 11')**

Impressively large master bedroom, window to front, large fitted 'open' wardrobe, laminate flooring.

#### **EN SUITE BATHROOM**

**2.82m x 1.68m (9'3" x 5'6")**

Fitted modern suite comprising a panel bath with mains shower over and glass screen, vanity wash hand basin and close coupled wc, white heated towel rail, window to rear, floor to ceiling sliding doors to large linen cupboard.

#### **BEDROOM 2**

**4.42m max x 3.40m max (14'6" max x 11'2" max)**

Large double bedroom, window to front.

#### **BEDROOM 3**

**3.40m x 2.16m (11'2" x 7'1")**

Double bedroom, window to rear.

#### **BEDROOM 4**

**2.39m x 2.18m (7'10" x 7'2")**

Generous bedroom, window to rear.

#### **BATHROOM**

Fitted modern suite comprising a panel 'P' shape bath with mains shower over, pedestal wash hand basin and close coupled wc, white heated towel rail, extractor, shaver point, Velux double glazed window, fully tiled walls and tiled floor.

#### **GARDEN**

Small front lawn with path to the front door, established shrub borders & display, outside tap, exterior power socket, drive allowing twin off road parking and leading to the garage, side generous lawn with established shrub borders & display, wooden garden shed, enclosed rear private patio area - paved & decking, outside tap.

#### **GARAGE**

**6.12m x 3.15m (20'1" x 10'4")**

Attached larger than average single garage, up & over door allowing access, light & power, rear door into the garden plus rear window.

#### **INFORMATION**

We believe the property is Freehold.

Council Banding - Band D £2,108.33 (2025-2026)



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This would be an incredible house for a growing family with both plenty of room on the ground floor plus 4 large bedrooms on the first floor. There are now 2 modern bathrooms but the study was initially designed as a wet room (easily reconverted back). Llandough is perfectly situated next to the town of Penarth and the City of Cardiff. Finally the large garden wraps itself around the house on 3 sides.

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Comments by Mr Paul Davies



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Jeffrey Ross