



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

CARDIFF

VALE

CAERPHILLY

BRISTOL



*Dochdwy Road*

LLANDOUGH



Llandough is a delightful village nestled in-between the town of Penarth and the city of Cardiff. Within the village is Llandough Hospital serving South Wales. Also within the village an excellent Primary School and Llandough is feeder to the superb St. Cyres Secondary School.

Comments by Mr Paul Davies



**Property Specialist**  
**Mr Paul Davies**  
Property Management Co-ordinator  
paul.davies@jeffreygross.co.uk



*I've loved living here and have enjoyed renovating it to create the ideal family home for us. My children all went to the local primary school which they loved and then moved on to the excellent St. Cyres Comprehensive. Llandough is the perfect place to bring up a family and is ideally located for commuting to Cardiff or the Vale while having everything you need within easy reach.*

Comments by the Homeowner





# Dochdwy Road

Llandough, Penarth, CF64 2PD

£350,000



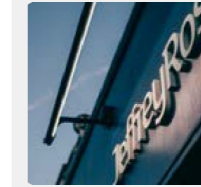
3 Bedroom(s)



1 Bathroom(s)



925.00 sq ft



Contact our  
**Penarth Branch**

02920415161

Located within the delightful village of Llandough is this greatly improved semi detached property. The village is nestled in-between the town of Penarth and Cardiff City.

Recent improvements include a generous side ground floor extension (former garage) with new roof, new heating system - radiators & boiler, rewire, newly fitted stylish composite front doors to the house and extension, replastered interior walls & ceilings, newly laid engineered flooring to the ground floor and replacement carpets to the first floor, new kitchen and a stunningly landscaped rear garden. Briefly comprising an entrance hall, lounge plus dining room with sliding patio doors into the garden, kitchen - built in oven, hob & hood, 3 bedrooms plus modern bathroom - shower.

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

With front lawn and drive allowing off road parking for 2 cars plus the generous enclosed rear garden - recently and stunningly landscaped. Viewing highly recommended.

INTERNAL PHOTOS TO FOLLOW



#### Entrance Hall

Enter via a stylish and newly fitted composite front door, allows access to the lounge and kitchen, stairs rise to the first floor, side window.

#### Lounge 16'3" x 11'2" (4.95m x 3.40m)

Spacious main living room, window to front, TV point, arch through to:

#### Dining Room 9'5" x 8'2" (2.87m x 2.49m)

Sliding patio doors lead into the garden with a door connecting into the kitchen.

#### Kitchen 11'4" x 7'9" (3.45m x 2.36m)

Refitted with a modern range of wall and base units with laminate worktop with an inset stainless steel one and half bowl sink & drainer with mixer tap and bevel tiled splash backs, built in oven, hob & hood, plumbed for washing machine and space for a tumble drier plus space for an American style fridge/freezer, window to rear with door to garden.

#### Extension 15'7" x 10'9" (4.75m x 3.28m)

Originally the garage and now attached to the property, brand new roof, window to front plus newly fitted composite front door.

#### First Floor Landing

Window to side, access to all rooms plus access to a boarded loft via pull down ladder.

#### Bedroom 1 14'8" x 10'9" max (4.47m x 3.28m max)

Master double bedroom, window to front.

#### Bedroom 2 11' x 9'9" (3.35m x 2.97m)

Double bedroom, window to rear.

#### Bedroom 3 11' max x 7' (3.35m max x 2.13m)

Single bedroom, window to front, built in over stairs wardrobe.

#### Bathroom

Fully tiled and with a modern white suite comprising a panel bath with shower over and glass screen, pedestal wash hand basin and close coupled wc, window to rear.

#### Garden

Generous lawned frontage with hedgerow border, double length hard stand allows off road parking for 2 cars. Enclosed generous rear garden - recently landscaped to a high standard, with a large porcelain tiled patio area and central quality artificial lawn, fenced, at the rear sleepers provide a full width planter, outside tap.

#### Information

We believe the property is Freehold.  
Council Banding Band E £2,751.37 (2026-2027)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

