

*Proud to be  
Independent &  
Family Run*

**JeffreyRoss**  
& THE PROPERTY OUTLET



UPLANDS CRESCENT  
LLANDOUGH



#### ENTRANCE HALL

#### LOUNGE / DINER

5.50m x 4.27m (18'0" x 14'0" )

Double glazed window to rear, double glazed door to garden, stairs to first floor, fireplace with condensing back boiler fitted in 2010, wood flooring and plenty of space for a table and chairs.

#### KITCHEN / BREAKFAST ROOM

3.53m x 3.27m (11'6" x 10'8" )

Double glazed window to front with distant sea views, enamel bowl sink with mixer tap over set into wooden work surfaces along two walls, tiled splash backs, electric cooker to remain and spaces for a fridge-freezer and washing machine, electric cooker point.

#### FIRST FLOOR LANDING

Wrought iron spindles, doors to three bedroom and bathroom and loft access with ladder.

#### BEDROOM 1

4.24m max x 3.44m (13'10" max x 11'3")

Double glazed window to rear, radiator and airing cupboard housing hot water tank.

#### BEDROOM 2

3.51m x 2.06m (11'6" x 6'9")

Double glazed window to front with distant sea views, built out wardrobe and radiator.

#### BEDROOM 3

3.53m x 2.09m (11'6" x 6'10" )

Double glazed window to front with distant sea views, built in wardrobe and radiator.

#### BATHROOM

Roof light, WC, wash hand basin, panelled bath with electric shower and screen, fully tiled walls and towel style radiator.

#### OUTSIDE

Front Garden

Long front garden currently laid predominantly to lawn with pathway to front entrance and side borders.

Rear Garden

Westerly facing rear garden with pedestrian access to rear lane, laid predominantly to lawn with timber fenced boundaries.

#### GARAGE

Situated in an adjacent block, up and over door.

#### TENURE

Freehold

#### COUNCIL TAX




Band D £2108





## UPLANDS CRESCENT

LLANDOUGH, CF64 2PS -  
£275,000 FREEHOLD

 3 Bedroom(s)
  1 Bathroom(s)
  1001.05 sq ft

A well presented three bedroom link house set well back off the road and having distant glimpses of the Bristol Channel. Benefitting from gas central heating and double glazing the property has a kitchen/breakfast room to the front with a light and spacious living room opening onto the rear garden. To the first floor are three bedrooms and a tiled bathroom. Open front garden and fenced rear garden. Garage in adjacent block. A comfortable home in a popular area. No onward chain.

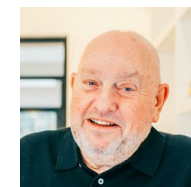


### COUNCIL TAX BAND - D


- A very nicely presented mid-link family home with quiet cul-de-sac location and NO CHAIN.
- Convenient location for rail, road and bus links to Cardiff with Cogan station being approx 15 minutes walk
- Double glazing and gas central heating throughout
- Gardens to the front and rear and a GARAGE in adjacent block

### PROPERTY SPECIALIST

Mr Jeff Hopkins  
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Valuer





| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               | <b>91</b> |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | <b>78</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  |           |