www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL

Penarth has proven to be a much-desired town with the benefit of its Esplanade & beach plus an award-winning Pier. The Schooling is second to none plus there are 3 train stations in the town with excellent bus services too. At the heart a great selection of shops and a vibrant night life with bars and cafes.

Comments by Mr Paul Davies

Property Specialist

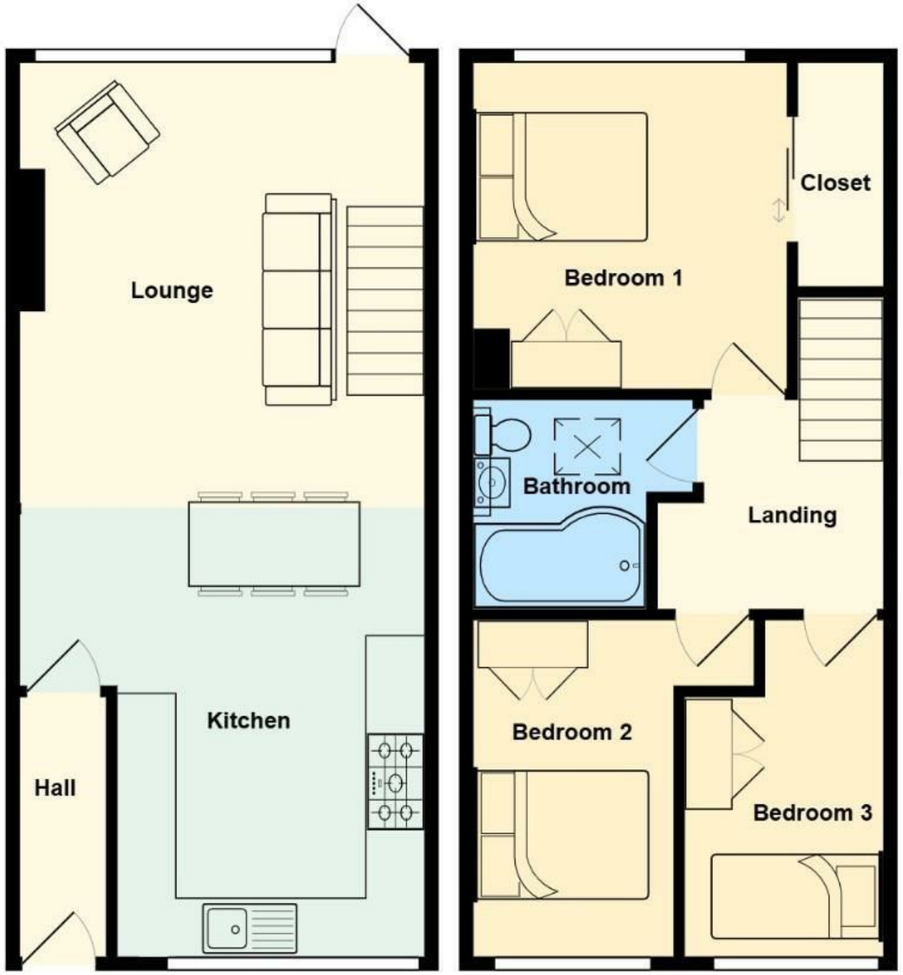
Mr Paul Davies

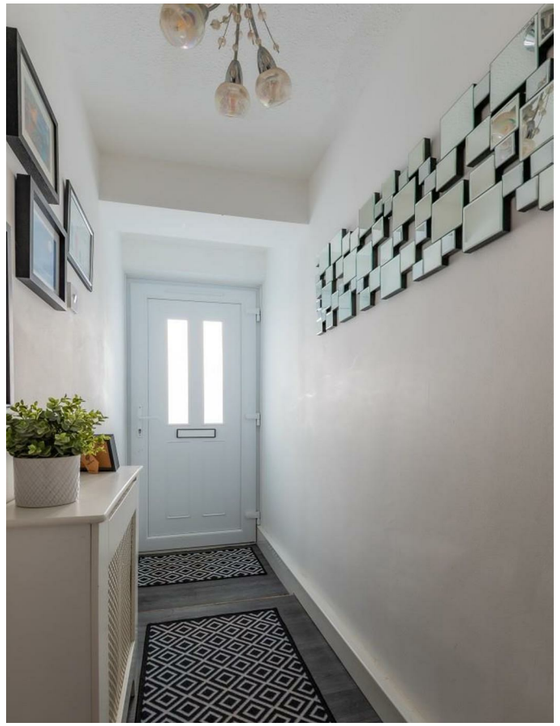
Property Management Co-ordinator

paul.davies@jeffreyross.co.uk

We bought the property as was so close to all amenities and we loved how quiet the area seemed to be. Our neighbours soon became friends, and we shall miss them when we move but we are excited to begin the new chapter in our lives.

Comments by the Homeowner





Ash Grove

Llandough, CF64 2PW

Asking Price

£284,000

3 Bedroom(s) | 1 Bathroom(s) | 850.00 sq ft

Contact our

Penarth Branch

02920415161

For sale with no on-going chain. Modern mid link in small side road - beautifully presented. Benefitting from a single garage. Includes a modern fitted kitchen - fully integrated and stylishly appointed bathroom - shower.
Located in the delightful village of Llandough nestled in-between the town of Penarth and Cardiff City. With an excellent local primary School plus catchment to the modern St. Cyres Secondary School and within the village you will find Llandough Hospital.
Briefly comprising an entrance hall, over 30' lounge with dining space open to a modern fitted kitchen - fully integrated to include fridge, freezer, washing machine plus range cooker to remain. To the first floor are 3 bedrooms - 'walk in' closet to the master plus modern bathroom - shower.
Complimented with upvc double glazing and gas central heating.
With contemporary landscaped gardens to the front and rear.
Viewing highly recommended.

Entrance Hall

Enter via newly replaced upvc door in smart grey.

Lounge Kitchen 30'3" x 13'10" (9.22m x 4.22m)

Superbly large open plan room combining the living and dining area with the kitchen, laminate flooring throughout, living area with a picture window overlooking the rear garden with a door allowing access, stairs rise to the first floor, TV point, telephone point, the dining area separates the lounge to the kitchen - fitted range of wall and base units with laminate worktop and inset stainless steel sink & drainer with mixer tap and tiled splashbacks, integrated fridge & freezer plus washing machine with built in range with 2 electric ovens plus grill and 5 ring gas burner and cooker hood, concealed gas boiler (replaced in 2021), picture window to front.

First Floor Landing

Access to all rooms plus access to a boarded loft with ladder.

Bedroom 1 11'4" x 10'8" (3.45m x 3.25m)

Master double bedroom, window to rear, fitted sliding doors lead into a deep 'walk-in' closet with hanging on either side.

Bedroom 2 11'6" x 6'9" (3.51m x 2.06m)

Spacious bedroom, window to front.

Bedroom 3 11'6" x 6'9" (3.51m x 2.06m)

Good sized 3rd bedroom, window to front.

Bathroom

Stylishly appointed modern white suite comprising a P shape panel double ended bath with independent shower and shower attachment and glass screen, vanity wash hand basin and close concealed cistern with concealed cistern, fully tiled and tiled floor, heated chrome towel rail, extractor fan, velux double glazed roof window.

Garden

Small front garden with artificial lawn plus wrap-around wall providing seating with hidden storage, exterior light.
Enclosed rear garden - private aspect - fenced with rear pedestrian gate at the rear, paved patio plus artificial lawn, outside tap.

Garage

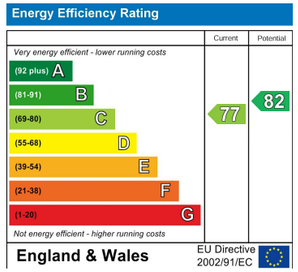
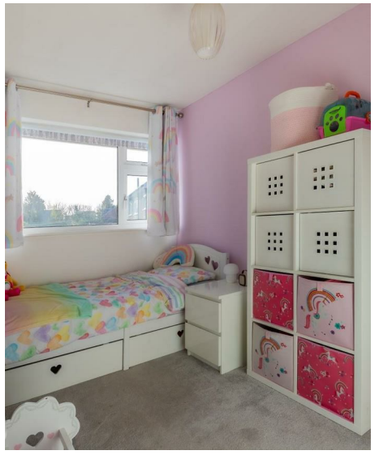
Single garage within a block, up & over door allowing access.

Information

We believe the property is Freehold.
Council Banding - Band D £2,261.18 (2026-2027)

Council Tax

Band D


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
77
82
England & Wales
EU Directive 2002/91/EC