

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



VALE VIEW CRESCENT
LLANDOUGH



ENTRANCE HALL

Enter via upvc door.

KITCHEN

3.53m x 3.28m (11'7" x 10'9")

Newly fitted (January 2022) with an extensive range of contemporary white wall and base units with round edge worktop and inset stainless steel sink & drainer with mixer tap and upstand with upvc splash backs, space for fridge/freezer, built in double oven, gas hob & cooker hood plus built in wine chiller, plumbed for washing machine, laminate tile effect flooring, window to front.

LOUNGE

5.46m x 4.29m max (17'11" x 14'1" max)

Spacious living room, laminate flooring, stairs rise to the first floor, window to rear and door to garden, TV point, telephone point.

FIRST FLOOR LANDING

Airing cupboard for storage.

BEDROOM 1

4.32m x 3.53m (14'2" x 11'7")

Master double bedroom, window to front, wardrobes to remain, TV point, dado rail.

BEDROOM 2

3.38m x 3.25m max (11'1" x 10'8" max)

Large double bedroom, window to rear, built in deep walk in wardrobes - sliding doors and housing the gas combination boiler.

BATHROOM

Stylishly appointed 4 piece suite comprising panel P shape Jacuzzi bath with shower over and glass screen, vanity wash hand basin, close coupled wc and bidet, tiled surround and tiled floor, heated chrome towel rail, sky light.

GARDEN

Generous frontage - stone chipping's, exterior double power socket. Enclosed rear garden - stone chipping's with decked patio area, fenced with rear gate leading to rear lane allowing access into the garage, 8' x 6' timber garden shed with internal power supply, exterior power socket.

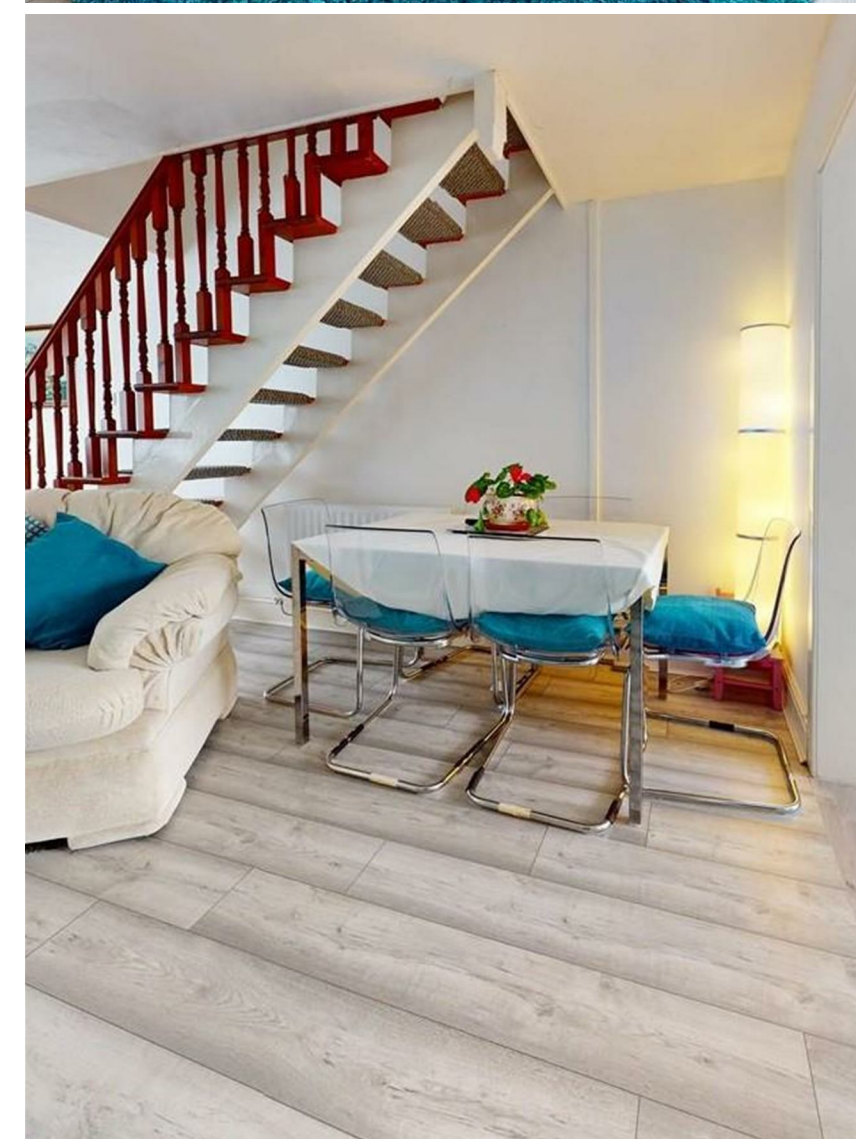
GARAGE

4.85m x 2.41m (15'11" x 7'11")

Brick built single garage, roller door, light & power supply, rear door leading to the garden, hard stand for off road parking on approach.




INFORMATION

We believe the property is Freehold.
Council Banding - Band D £2,108.33 (2025-2026)

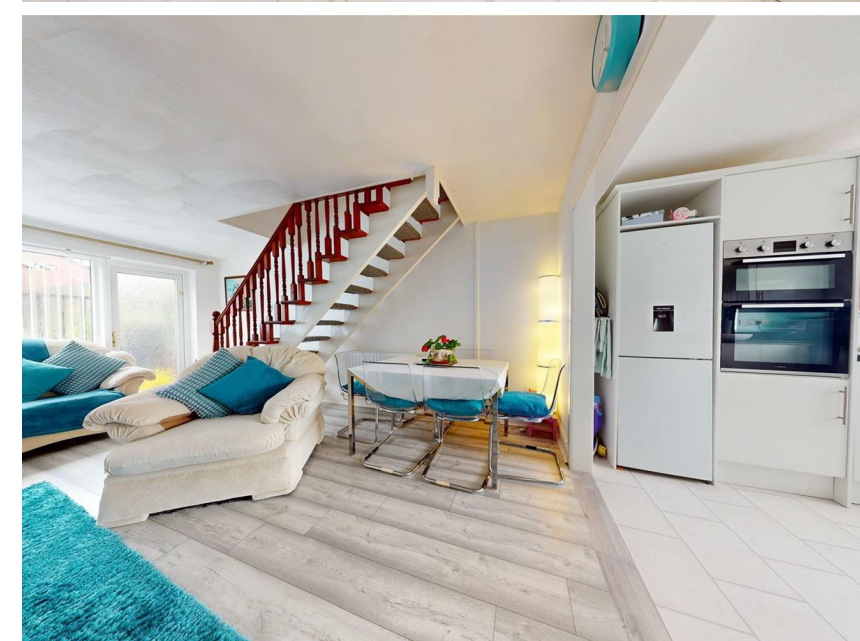




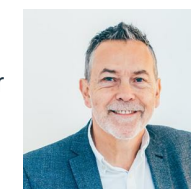
VALE VIEW CRESCENT LLANDOUGH, CF64 2NZ - £250,000

 2 Bedroom(s)  1 Bathroom(s)  846.00 sq ft

For sale upon this much desired side road - modern mid terrace. Beautifully presented internally. Re-Configured and stylish interior. Newly fitted (2022) modern kitchen. Briefly comprising an entrance hall, kitchen - contemporary white units with built in double oven, hob & hood plus wine chiller, spacious living room, 2 large double bedrooms - wardrobes to the both plus a stylishly appointed bathroom - shower. Complimented with upvc double glazing and gas central heating, with a generous front garden including exterior power socket plus enclosed rear garden - garden shed with power and exterior power socket plus door leading into a single garage with power and parking space. Viewing highly recommended.



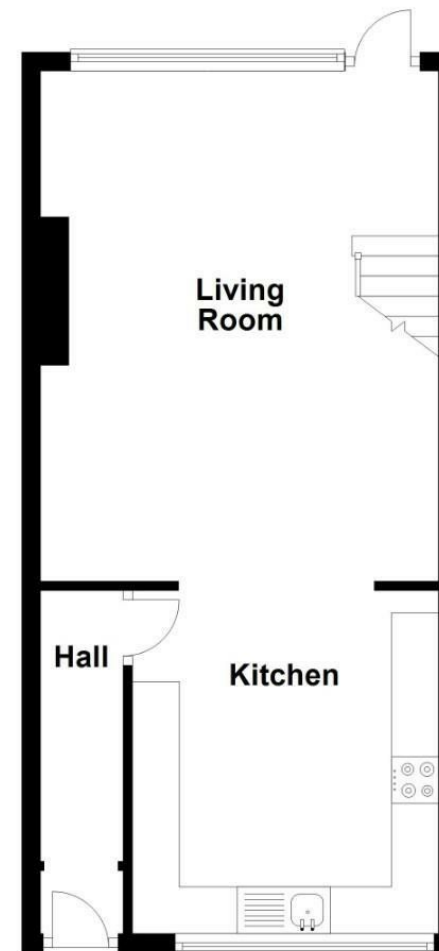
PROPERTY SPECIALIST
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Property Management Co-ordinator



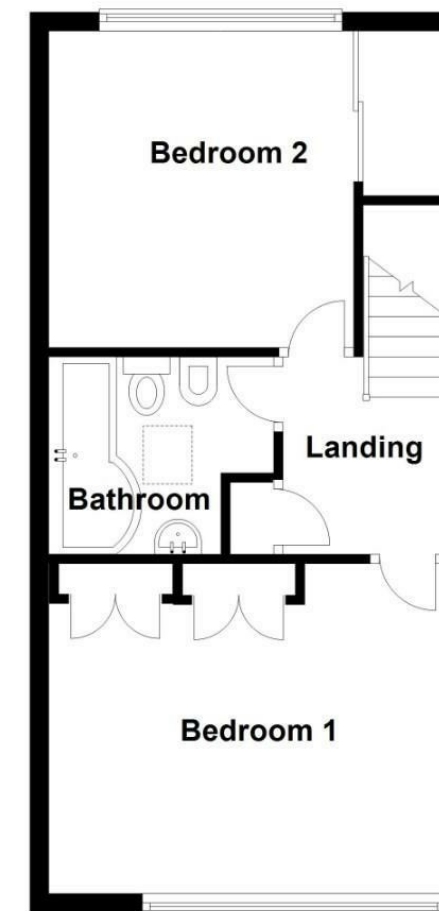


Vale View Crescent, Llandough

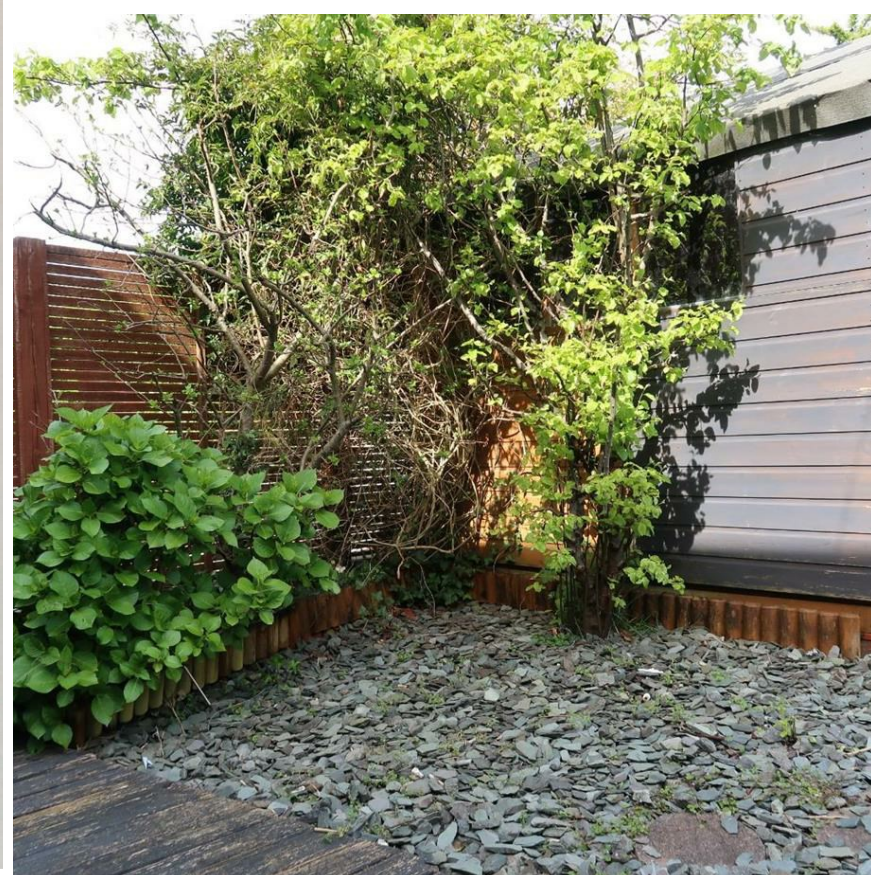
Ground Floor
Approx. 39.3 sq. metres (423.2 sq. feet)



First Floor
Approx. 39.3 sq. metres (423.2 sq. feet)



Total area: approx. 78.6 sq. metres (846.5 sq. feet)



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		
	70	82
England & Wales	EU Directive 2002/91/EC	