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CARDIFF

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Vale View Crescent

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

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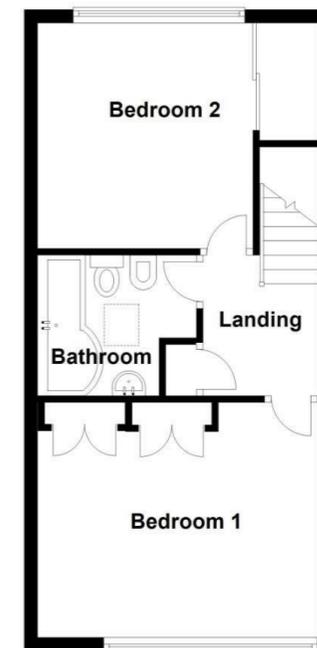
Ground Floor

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



First Floor

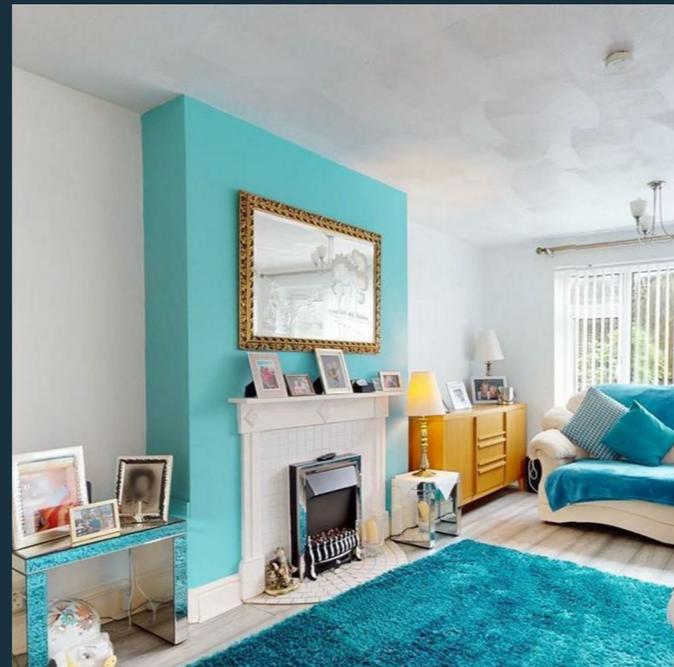
Approx. 39.3 sq. metres (423.2 sq. feet)



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

I have enjoyed living here and by opening up the kitchen to the lounge has given me the perfect space to entertain my family and friends. I shall be sorry to go but I now need to think of the future and am looking forward to moving into my ground floor flat.

Comments by the Homeowner





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			
England & Wales		EU Directive 2002/91/EC	82



Vale View Crescent

Llandough, CF64 2NZ

£250,000



2 Bedroom(s)



1 Bathroom(s)



846.00 sq ft

Entrance Hall

Enter via upvc door.

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

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 17'11" x 14'1" max (5.46m x 4.29m 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 14'2" x 11'7" (4.32m x 3.53m)

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

Bedroom 2 11'1" x 10'8" max (3.38m x 3.25m 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 15'11" x 7'11" (4.85m x 2.41m)

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)



Contact our
Penarth Branch

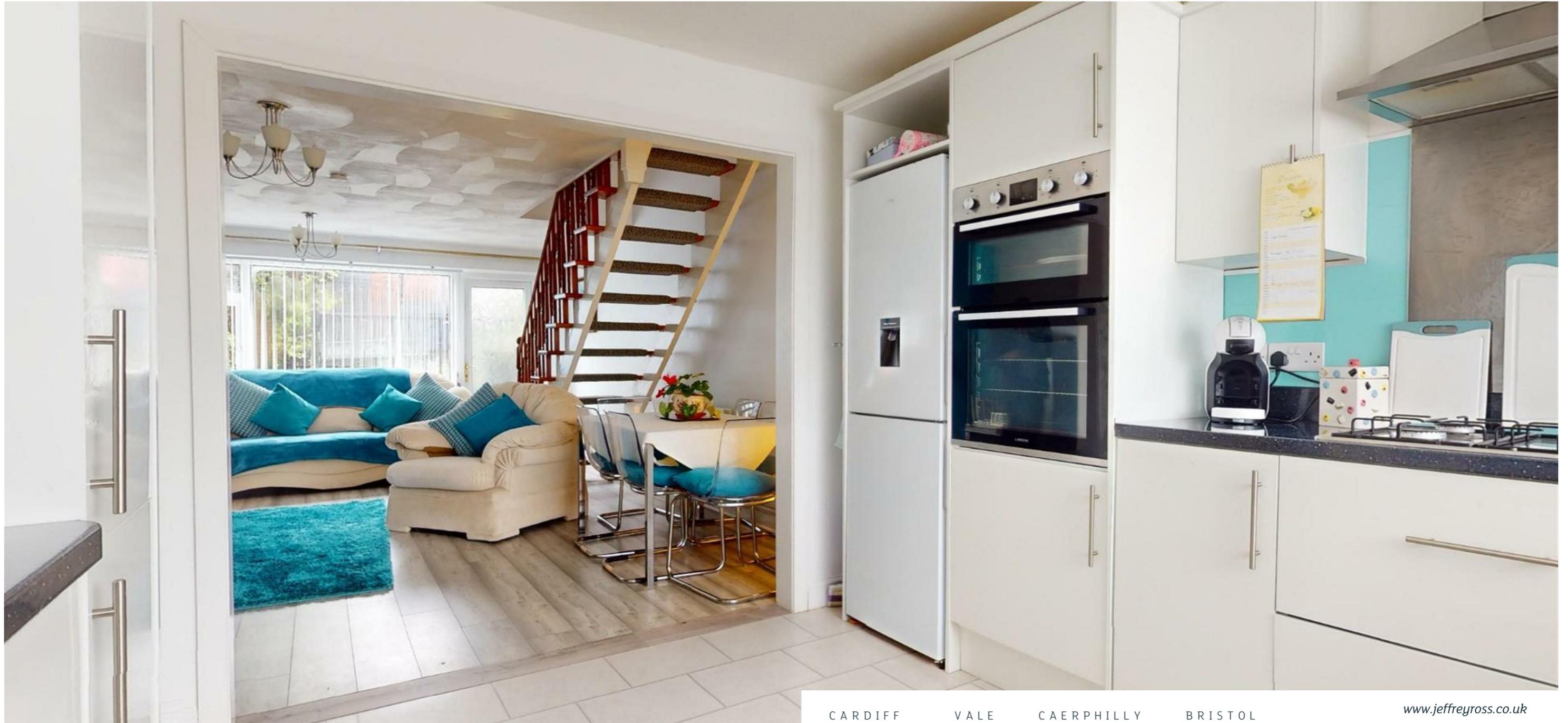
02920415161

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.



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