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*Sycamore Close*

LLANDOUGH



Comments by Mr Paul Davies



**Property Specialist**

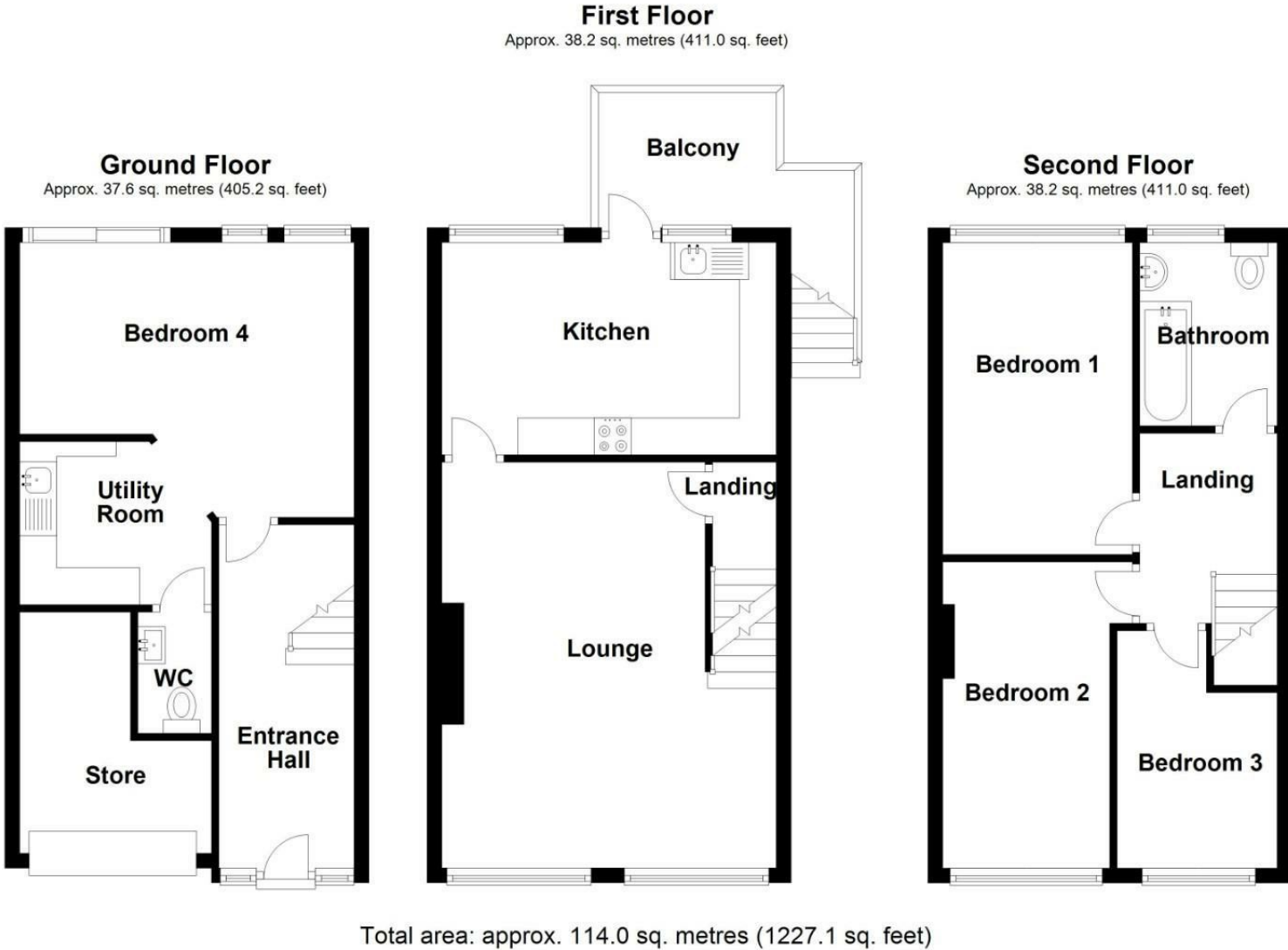
**Mr Paul Davies**

Property Management Co-ordinator

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*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 the Homeowner







# Sycamore Close

*Llandough, Penarth, CF64 2NP*

£375,000



4 Bedroom(s)



1 Bathroom(s)



1227.00 sq ft



Contact our  
***Penarth Branch***

02920415161

Found in good order throughout is this end of terrace town house situated upon a large corner plot. With elevated water views over Cardiff Bay & beyond from the rear. Re-decorated with newly fitted carpets throughout. Briefly comprising a spacious entrance hall - stylish composite front door, sitting room/4th bedroom, utility room - Beech worktop plus ground floor cloakroom. 1st floor large lounge - Maple strip flooring, extensively fitted kitchen - modern units and includes integrated fridge, freezer, dishwasher plus built in oven, hob & hood plus a door leads out onto a wooden balcony with views over Cardiff Bay. To the 2nd floor are the remaining 3 bedrooms plus modern bathroom - shower. Complimented with upvc double glazing and gas central heating plus some interior doors have been replaced. Externally an open brick paved frontage allowing twin off road parking plus access to a generous store room (originally part of the garage), gates side access to a large rear garden. Viewing highly recommended.

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**Entrance Hall 15'3" x 5'9" (4.65m x 1.75m)**

Enter via a stylish composite front door with glazed side panels into a spacious and welcoming entrance hall, engineered wood flooring, stairs rise to the first floor with an open cloaks area underneath.

**Sitting Room/Bedroom 4 14'10" max x 12'2" max (4.52m max x 3.71m max)**

Large room perfect as a living room or bedroom, engineered wooden flooring, TV point, telephone point, wall mounted combination boiler, sliding patio doors lead into the garden, 2 windows to rear.

**Utility Room 8'1" x 7'3" (2.46m x 2.21m)**

Fitted Shaker style wall and base units with solid Beech worktop and inset stainless steel sink & drainer with mixer tap, plumbed for washing machine and space for tumble drier.

**Cloakroom/WC**

Pedestal wash hand basin and close coupled wc, tiled floor, extractor fan.

**First Floor Landing**

Glazed door leading into the lounge.

**Lounge 18' x 14'9" (5.49m x 4.50m)**

Impressively spacious living room, 2 windows to front, original Maple strip flooring, TV point, stairs rise to the second floor, working fireplace with inset cast iron grate with granite back & hearth and oak surround.

**Kitchen Diner 14'9" x 9'5" (4.50m x 2.87m)**

Extensively fitted wall and base units, laminate worktop with inset stainless steel sink & drainer with mixer tap and natural stone splash back, integrated appliances include fridge, freezer, dishwasher plus built in oven, hob & cooker hood, tile effect laminate flooring, 2 windows to rear plus a door leading out onto a wooden balcony with steps leading into the garden.

**Second Floor Landing**

Access to all rooms plus access to the loft.

**Bedroom 1 13'10" x 8'7" (4.22m x 2.62m)**

Master double bedroom, window to rear with an impressive elevated view towards the Bristol Channel & beyond.

**Bedroom 2 13'7" x 7'6" (4.14m x 2.29m)**

Double bedroom, window to front.

**Bedroom 3 10'6" max x 7'1" (3.20m max x 2.16m)**

Window to front, generous single bedroom, built in double cupboard over the stairwell.

**Bathroom**

Modern white suite with a panel bath and independent shower over and glass screen, pedestal wash basin and close coupled wc, window to rear, heated chrome towel rail.

**Garden**

Open frontage - brick paved allowing twin off road parking for 2-3 cars. Gated side access leading into a much larger than average rear garden - fenced, mainly laid to lawn, wrap-around sand stone paved patio, outside tap.

**Store 10'9" max x 8'3" max (3.28m max x 2.51m max)**

Originally part of an integral garage and now providing generous storage, access via an up & over door, light & power supply.

**Information**

We believe the property is Freehold.  
Council Banding - Band E £2,576.85 (2025-2026)









| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 85                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 73      |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

