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BRISTOL



Sycamore Close

LLANDOUGH



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B R I S T O L

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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.



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		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

