

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



SUMMERLAND CLOSE
LLANDOUGH



ENTRANCE HALL
1.83m x 4.55m (6'0 x 14'11)

CLOAKROOM/W.C

LIVING ROOM (BEDROOM 4)
2.44m x 4.22m (8'0 x 13'10)

DEN
2.49m x 2.51m (8'2 x 8'3)

LAUNDRY ROOM
1.96m x 2.24m (6'5 x 7'4)

STORE ROOM

FIRST FLOOR

LIVING ROOM
4.55m x 5.49m (14'11 x 18'0)

KITCHEN
2.06m x 2.95m (6'9 x 9'8)

DINING AREA
2.46m x 2.95m (8'1 x 9'8)

SECOND FLOOR

BEDROOM 1
2.64m x 4.14m (8'8 x 13'7)

BEDROOM 2
2.64m x 4.17m (8'8 x 13'8)

BEDROOM 3
2.13m x 3.23m (7'0 x 10'7)

BATHROOM
1.83m x 2.67m (6'0 x 8'9)

OUTSIDE
There are gardens to three sides with parking on the front garden with patios and lawned areas to the side and rear. Garden shed and cold water tap. Mature hedge.

TENURE
Freehold




COUNCIL TAX
Band E £2,576.85





SUMMERLAND CLOSE

LLANDOUGH, CF64 2QA - £340,000

 4 Bedroom(s)  1 Bathroom(s)  1130.00 sq ft

Located in this popular location between Cardiff and Penarth and having good access to the M4 link road and Cardiff Bay. This end of terrace town house enjoys a good corner plot and from the upper floors enjoys far reaching views over the bay to Cardiff. The accomodation over three floors comprises of: Entrance hall, cloakroom/w.c, laundry room, storage room, garden room opening onto the rear garden, the intergral garage has been covered to provide a further living room or fourth bedroom. To the first floor is a large living room and a seperate kitchen/dining room. To the second floor are 3 bedrooms and a bathroom. There are gardens to the rear and side of the house and a parking space at the front. The property has double glazing and gas central heating.



**PROPERTY
SPECIALIST**
Mr Jeff Hopkins
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Valuer





Summerland CI, Llandough, CRF

Main Building: Total Interior Area 1130.97 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Summerland Close, Llandough, Penarth



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(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