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CARDIFF

VALE

CAERPHILLY

BRISTOL

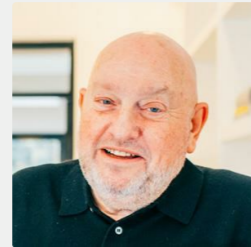


*Part 1 Celyn Road*

LLANDOUGH



Comments by Mr Jeff Hopkins



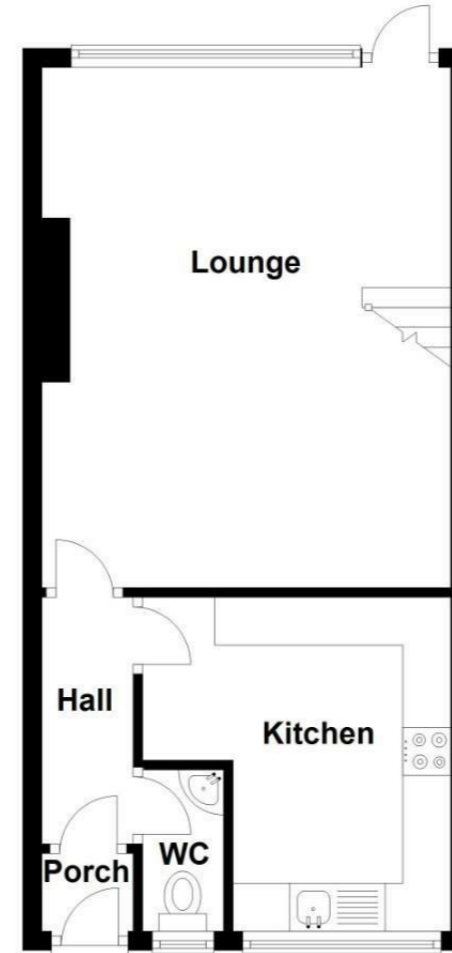
**Property Specialist**  
Mr Jeff Hopkins  
Valuer

jeff@jeffreygross.co.uk

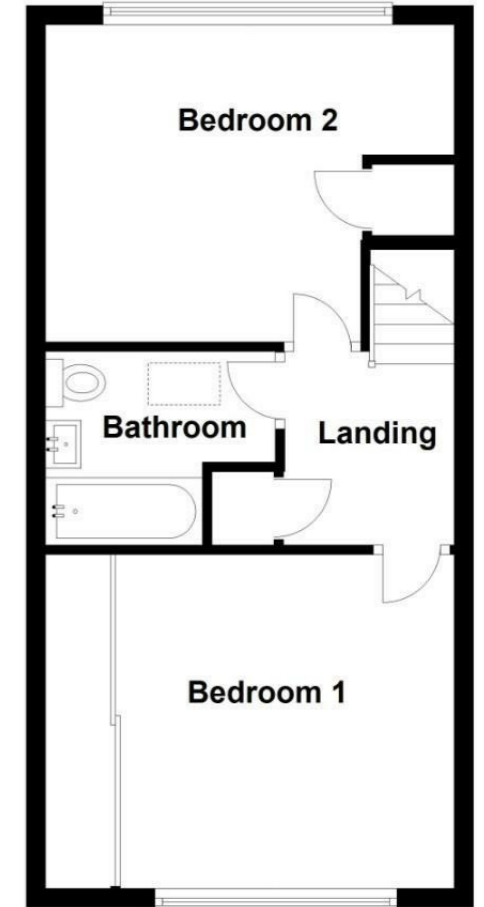


Comments by the Homeowner

**Ground Floor**  
Approx. 38.4 sq. metres (413.9 sq. feet)



**First Floor**  
Approx. 38.4 sq. metres (413.9 sq. feet)



Total area: approx. 76.9 sq. metres (827.7 sq. feet)



# Pant Y Celyn Road

Llandough, Penarth, CF64 2PF

£269,950



2 Bedroom(s)



1 Bathroom(s)



828.00 sq ft



Contact our  
**Penarth Branch**  
02920415161



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Entrance porch

Hallway

Cloakroom

Kitchen 11'5 x 10'6 (3.48m x 3.20m)

Lounge 17'10 x 14'0 (5.44m x 4.27m)

Landing

Fully boarded Attic space.

Bedroom 1 11'6 x 11'4 (3.51m x 3.45m)

Bedroom 2 11'2 x 10'6 extending to 14'0  
(3.40m x 3.20m extending to 4.27m)

Bathroom

Tenure

Freehold

Council tax

Band D £2,108.33 (2025-2026)

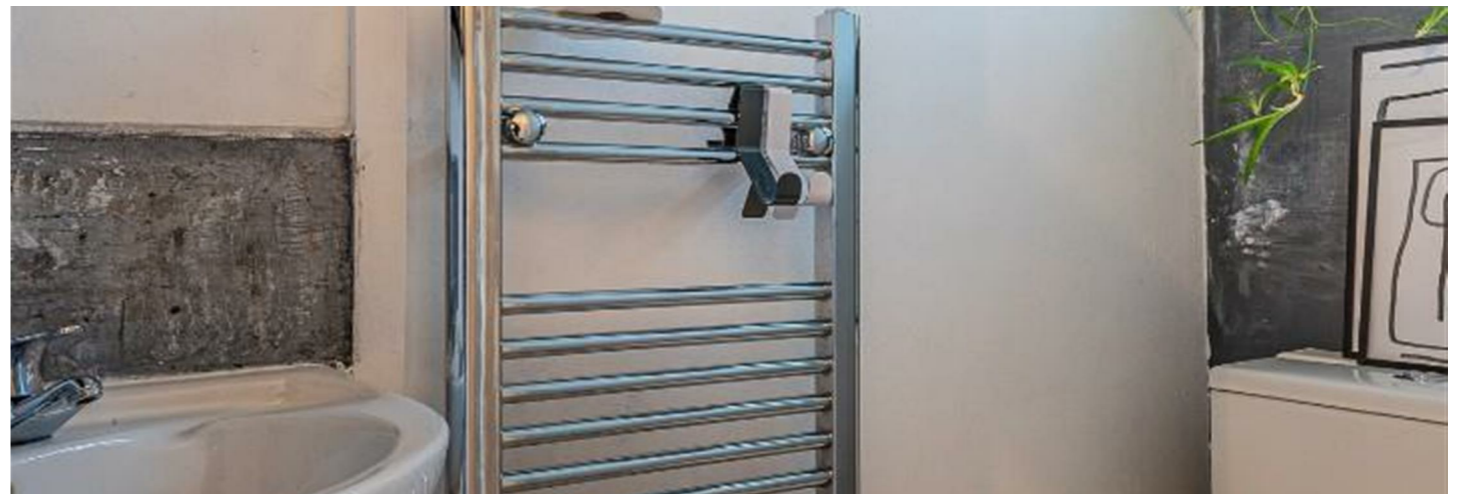
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<div style="border: 1px solid black; padding: 2px; display: inline-block;">85</div>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<div style="border: 1px solid black; padding: 2px; display: inline-block;">70</div>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

