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CARDIFF

VALE

CAERPHILLY

BRISTOL

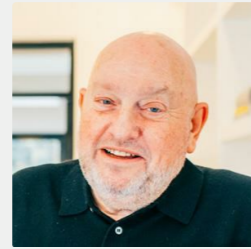


*Part 1 Celyn Road*

LLANDOUGH



Comments by Mr Jeff Hopkins



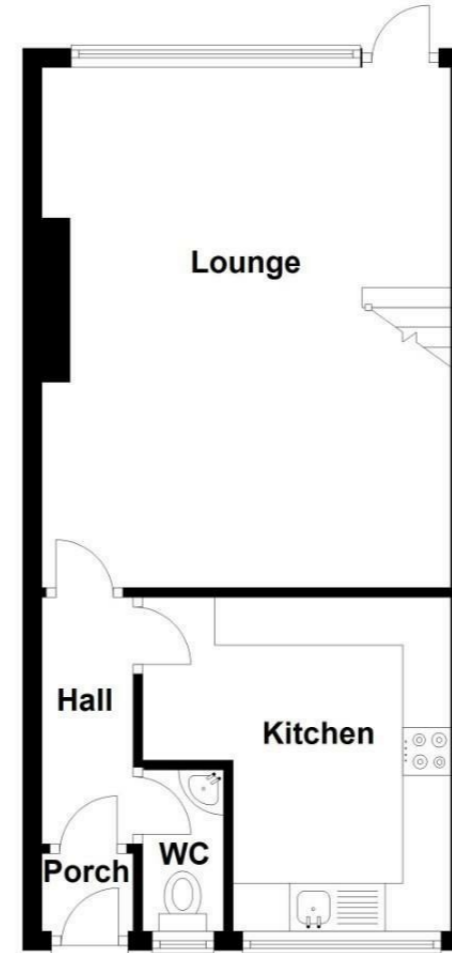
**Property Specialist**  
Mr Jeff Hopkins  
Valuer

jeff@jeffreygross.co.uk

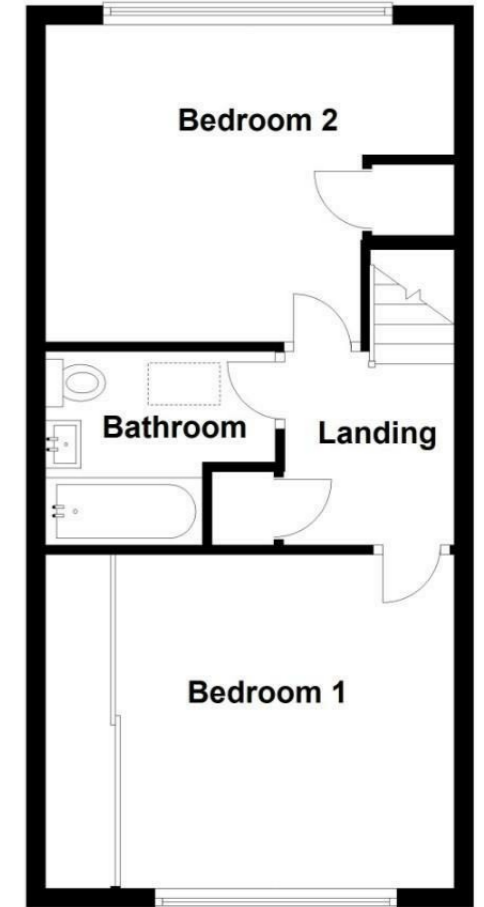


Comments by the Homeowner

**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

A very well presented two bedroom mid-link house located in this popular residential area close to Llandough hospital and transport links, having easy access into Cardiff City Centre and in the opposite direction Penarth and the Vale of Glamorgan. The accommodation comprises of: Hall, Cloakroom/W.C., Fitted kitchen, Lounge opening onto the rear garden, and to the first floor is a bathroom and two double bedrooms. Double glazing and Gas central heating with attractive designer radiators. There are gardens to the front and rear and a garage. Attic is fully boarded, Internal viewing recommended.





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>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(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

