



Penlan Road, Llandough, Vale of Glamorgan CF64 2LT
£264,950

OFFERED WITH NO CHAIN: Set in an elevated position with accommodation on one level and with potential to increase accommodation (subject to planning) utilising the large attic space. Generously proportioned rooms and versatile accommodation comprising, hallway, lounge, three double bedrooms, fitted kitchen/breakfast room and bathroom. Driveway providing off road parking to the side for several vehicles and good size rear garden laid to lawn. Full of character with wood block flooring to all principal rooms and hallway. Available with vacant possession and no ongoing chain.

Entrance Hallway

Entered via a double glazed door. Wood block flooring. Radiator. Cupboard housing utility meter. Coved ceiling and light. Doors to all rooms.

Lounge

17'0 x 10'10 (5.18m x 3.30m)

Rounded bay window to front aspect. Wood block flooring. Feature fireplace with electric fire in situ. Radiator. Coved ceiling and light. Television and telephone points.

Kitchen/Breakfast Room

12'1 x 10'11 (3.68m x 3.33m)

Fitted with a range of wall and base units. Work tops incorporate a stainless steel sink unit. Plumbing and space for appliances. Space for table and chairs. Ceramic tiled flooring. Window to rear aspect overlooking the garden. Ceiling spot lights. Ceiling hatch with access to large attic space with potential to develop (subject to planning). Glazed door to rear garden. Door to bathroom.

Bathroom

11'6 x 6'5 (3.51m x 1.96m)

Large bathroom fitted with a white four piece suite comprising, bath with side and end panel. Shower enclosure with Triton shower and glass door. Vanity sink unit incorporating a wash hand basin. Low level w.c. Heated towel rail. Ceiling light and extractor. Obscured window to rear and side aspect.

Bedroom One

14'9 x 10'9 (4.50m x 3.28m)

Rounded bay window to front aspect. Wood block flooring. Radiator. Coved ceiling and light.

Bedroom Two

12'2 x 10'10 (3.71m x 3.30m)

Window to rear aspect overlooking the garden. Wood block flooring. Radiator. Coved ceiling and light.

Bedroom Three

10'10 x 9'11 (3.30m x 3.02m)

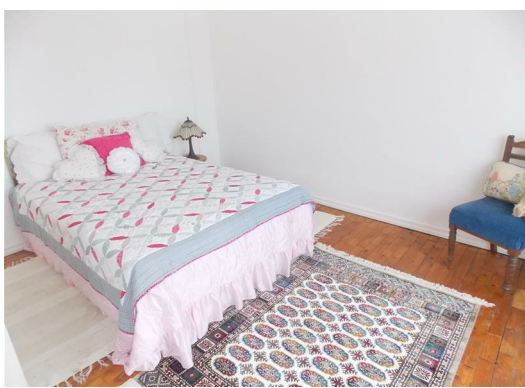
Versatile room which could be used as a second reception room or guest bedroom. Window to side aspect. Wood block flooring. Radiator. Coved ceiling and light.

Outside

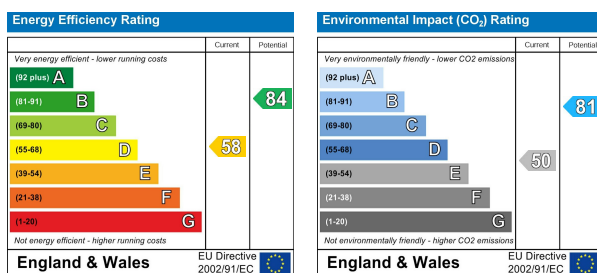
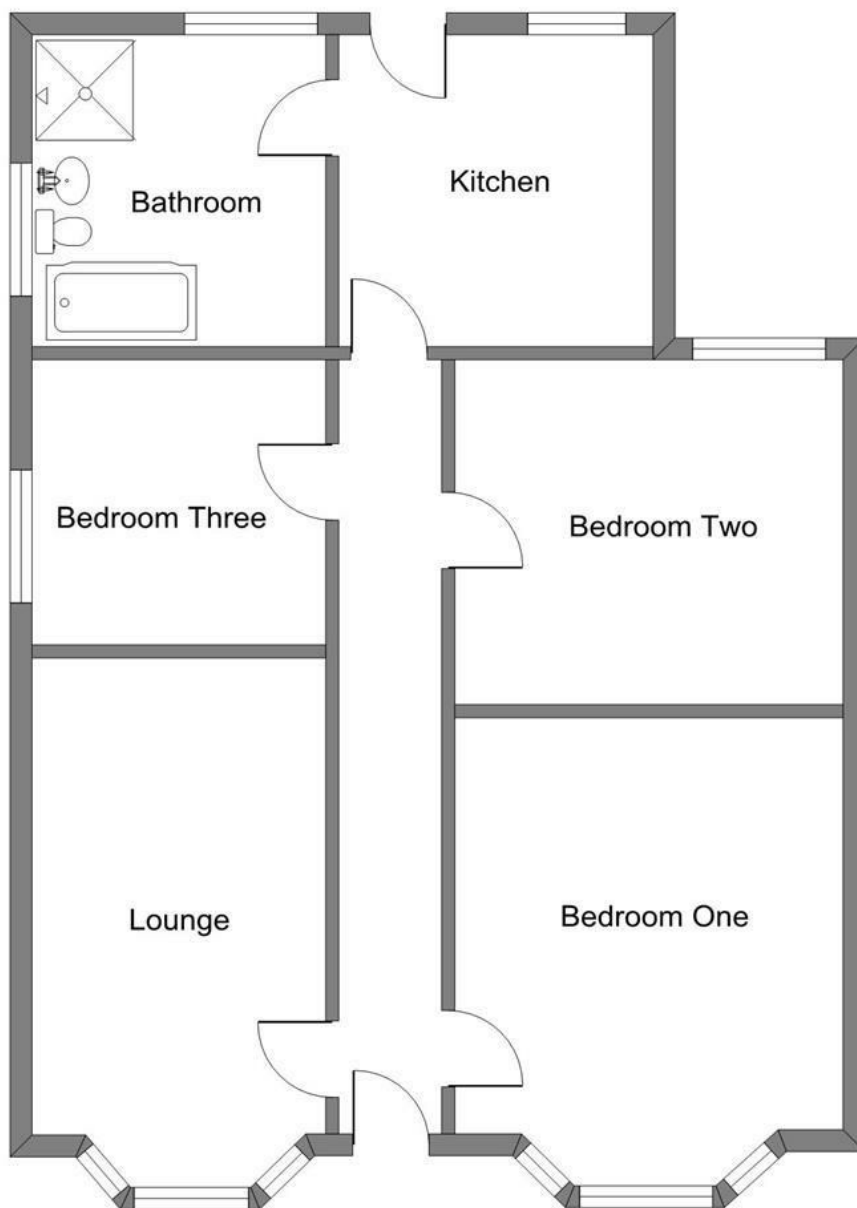
Driveway to the side providing off road parking for several vehicles. Steps lead to the main entrance. Lawned front garden. Rear garden mainly laid to lawn with mature shrubs. Paved patio area and space for shed.

Additional information: Gas fired boiler renewed Dec 2013.

Jones Estates is part of ACJ Properties







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