



## Llandough House, £170,000

- COUNCIL TAX BAND - C
- NO CHAIN
- FIRST FLOOR POSITION
- CLOSE TO LOCAL AMMENITIES AND HOSPITAL
- GOOD TRANSPORT LINKS TO PENARTH AND CARDIFF
- GARAGE
- EPC Rating: C



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## About the property

A well-presented two-bedroom first floor flat with garage and no on-going chain! Situated in the sought-after area of Llandough, providing excellent access to Penarth, Cardiff City Centre and local amenities.

This bright and spacious property offers comfortable living accommodation throughout, briefly comprising entrance hallway, generous lounge/dining room, fitted kitchen, two well-proportioned bedrooms, and a modern bathroom.

The property benefits from well-maintained communal gardens and a private garage.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

The property benefits from ample natural light, good storage, and is located within proximity to local shops, schools, transport links and Llandough Hospital. Penarth seafront and Cardiff Bay are also just a short distance away.

An ideal purchase for first-time buyers, downsizers or investors alike.



## Accommodation

### Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

### Entrance Hall

Welcoming entrance hallway providing access to all rooms, with storage cupboard and space for coats and shoes.

### Living Room

16' max x 10' 5" max ( 4.88m max x 3.17m max )  
A bright and spacious reception room with large window allowing plenty of natural light. Ample space for both living and dining furniture, ideal for relaxing or entertaining.

### Kitchen/ Diner

12' 1" max x 10' 10" max ( 3.68m max x 3.30m max )  
Fitted kitchen comprising a range of wall and base units with work surfaces over. fitted storage cupboard.

### Bedroom One

14' 7" max x 9' 1" max ( 4.45m max x 2.77m max )  
Generous double bedroom with space for wardrobe and additional bedroom furniture. Window to rear aspect.

### Bedroom Two

10' 11" max x 10' 1" max ( 3.33m max x 3.07m max )  
Good-sized second bedroom, ideal as a guest room, home office or nursery.

### Bathroom

Modern suite comprising bath with shower over, wash hand basin and WC. Finished with tiled walls and flooring.

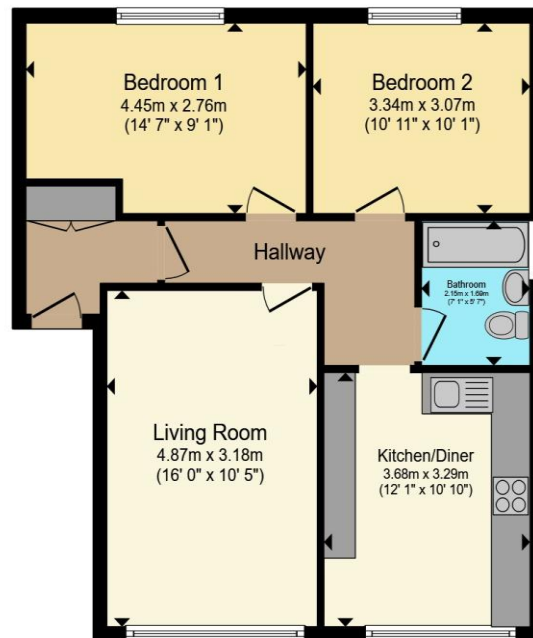
### Outside

The property benefits from well-maintained communal gardens and a private garage

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## Floorplan



Ground Floor

Total floor area 62.8 m<sup>2</sup> (676 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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