



herbert r thomas

Pentwyn

Llandough, Penarth, The
Vale Of Glamorgan, CF64
2LY

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Pentwyn

Asking price **Guide Price**
£595,000

A greatly extended period family home enjoying outstanding panoramic views over Cardiff and the surrounding hills, situated in a sought after and convenient village location.

Extended period property

Generous sized living and bedroom accommodation

Sought-after village location

Outstanding panoramic views of Cardiff to rear

Approved planning permission for further extension and re-modelling of accommodation

Three reception rooms, kitchen/breakfast room, utility room and ground floor cloakroom

Four bedrooms and a family bathroom

Ample off-road parking

Landscaped gardens to front and rear

Walking distance to Hospital, easy access to Penarth and Cardiff





A greatly extended period family home enjoying outstanding panoramic views over Cardiff and the surrounding hills, situated in a sought after and convenient village location. Situated within Llandough village, lies this substantial period family home, which is being sold with approved planning permission for further extension and re-development. The property offers generous size living and bedroom accommodation, which is presented to a high, modern standard. It boasts far reaching panoramic views over Cardiff and the surrounding hills.

The accommodation briefly comprises: An entrance HALL with stairs to first floor with understairs storage cupboard below. Ceramic tile flooring which continues into the kitchen/breakfast room, utility room and ground floor cloakroom. The LOUNGE (14'2" x 11'9" plus 7'10" x 15'2") with window to front enjoying views over the garden and driveway, has an ornate feature fireplace set within a natural stone surround, mantle and hearth. Picture rail fitted, coving to ceiling plus high quality laminate wood flooring which continues via glazed French doors into the dining room. The DINING ROOM (12' x 13'9") has a patio door to rear giving access to the garden terrace and enjoying the far

reaching views. It is flooded with light from two Velux skylights to rear. The LIVING ROOM (10'8" x 12'6") with window to front also has an ornate cast-iron fireplace with a natural stone surround and mantle and black granite hearth.

The KITCHEN/BREAKFAST ROOM (11'2" x 13'5") is a dual aspect room with window to side and French doors to rear giving access to the decked terrace and enjoying far reaching views. It offers a range of high-gloss cream, base, larder and wall mounted units. Black granite worksurfaces plus A butchers block effect breakfast bar. Integrated appliances include a double oven, four ring halogen hob with cooker hood over and a slimline dishwasher. There is space and plumbing for a further dual fuel cooking range with fitted extractor hood over. An open doorway leads into the UTILITY ROOM, which in turn gives access to the entrance hall, it has space and plumbing for white goods and fitted worktop space. Finally off the entrance hall is a ground floor CLOAKROOM with window to rear, it has a white two piece suite and extensive tiling to walls. The first floor landing with window to rear has extensive wood panelling to walls and a loft inspection point. An inner landing area with spiral stairs leads to the second floor attic

room. The first floor offers three double bedrooms BEDROOM 1 (12'4" x 13'11" max) and 2 (8'6" widening to 11'9" x 14'8") are both located at the front of the property and benefit from high ceiling heights. BEDROOM 3 (6' widening to 7'11" x 15'5") is located at the rear of the property enjoying far reaching views. The FAMILY BATHROOM (7'6" x 10'6" max) has been stylishly updated with a white four piece suite comprising: modern rolltop bath, double shower cubicle with fitted rainfall and handset shower, low-level WC, wall mounted wash handbasin with storage below. The room has full tiling to three walls, plus part tiling and exposed brick/stone work to one. Built-in shelved storage cupboard.

The second floor ATTIC ROOM (14'6" max x 15'2" max) has a Velux sky light to front and two Velux skylights to rear. It has a pitched ceiling with diminishing headroom. Outside to the front of the property is a large paved driveway/parking area with ample parking space for many vehicles. Adjacent to the driveway is an Open Plan lawned garden with mature trees. Immediately to the front of the property is a paved and ornate pebble laid sitting/entertainment area which enjoys the sun throughout the day.

To the rear is a three tiered, low maintenance garden which offers a decked terrace which extends from the rear of the property with steps down to a flagstone laid patio. There is space for a garden shed plus a storage void under the decked terrace. Further steps lead down to a large deck surrounded by balustrade which enjoys views over Cardiff.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, items and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Directions from Junction 33 of the M4 (West Cardiff) travel south along the A4232. Exit at the third junction signposted Penarth. At the roundabout take the third exit. At the second set of traffic lights turn right onto Penarth Road signposted Cardiff. Take the second left and turning and proceed up the hill. At the T-junction turn right. Pentwyn is situated approximately 100 m along on the right hand side.

Tenure

Freehold

Services

Council Tax Band

EPC Rating



Viewing strictly by appointment through Herbert R Thomas

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 **RICS**

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