



11 Pant-y-Celyn Road, Llandough

Two bedroom first floor apartment in Llandough with lounge, kitchen, shower room, gas central heating, double glazing and single garage. Viewing recommended.

Council Tax band: TBD

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

LOCATION

This superb apartment is located in a very sought after quiet location within close proximity to Cardiff Bay, schools and great transport links. Llandough Hospital is also close by. Llandough train station is within walking distance and fabulous road routes taking you to Cardiff City and beyond.

ENTRANCE PORCH

Entered via sliding double glazed door into porch. Storage cupboard. Glazed door into entrance hallway.

ENTRANCE HALLWAY

Stairs to first floor. Radiator.

LANDING

Doors to lounge, kitchen, two double bedrooms and shower room. uPVC double glazed window to side with views. Radiator.

LOUNGE

13' 11" x 12' 8" (4.24m x 3.87m)
uPVC double glazed window to front. Radiator. Gas point for fire.

KITCHEN

10' 8" x 7' 10" (3.25m x 2.40m)
Fitted with base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Space for cooker, fridge/freezer, dishwasher and washer/dryer. Cupboard housing gas central heating boiler. uPVC double glazed window to rear.

BEDROOM ONE

13' 7" x 10' 3" (4.13m x 3.13m)
uPVC double glazed window to rear with superb views. Radiator.

BEDROOM TWO

15' 0" x 11' 7" (4.56m x 3.54m)
uPVC double glazed window to front. Radiator.

SHOWER ROOM

6' 9" x 5' 7" (2.07m x 1.71m)
The suite comprises low level WC, pedestal wash hand basin and shower walk-in shower with mixer shower over. Tiled splash backs. Extractor fan. Radiator. uPVC double glazed window to rear.

FRONT GARDEN

An enclosed paved patio area with shrubs and hedges.

GARAGE

Single garage with up and over door (third on right).

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

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PENARTH 029 2047 5191

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