

UNDER OFFER



Ash Grove

Llandough, Llandough Penarth, CF64 2PW

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ASKING PRICE

£284,000

3 BEDROOMS

1 BATHROOM

1 RECEPTION

850 SQ FT

MODERN MID LINK - SMALL SIDE
ROAD

FOR SALE - NO CHAIN

3 BEDROOMS

STYLISHLY APPOINTED BATHROOM

LANDSCAPED GARDENS

BEAUTIFULLY PRESENTED

SINGLE GARAGE

MODERN KITCHEN - FULLY
INTEGRATED

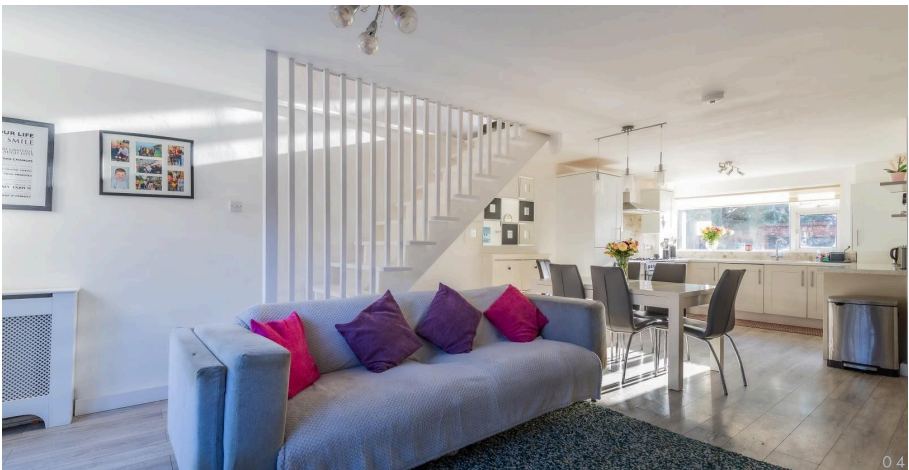
OPEN PLAN LIVING DINING
KITCHEN



THE PROPERTY

For sale with no on-going chain. Modern mid link in small side road - beautifully presented. Benefitting from a single garage. Includes a modern fitted kitchen - fully integrated and stylishly appointed bathroom - shower. Located in the delightful village of Llandough nestled in-between the town of Penarth and Cardiff City. With an excellent local primary School plus catchment to the modern St. Cyres Secondary School and within the village you will find Llandough Hospital. Briefly comprising an entrance hall, over 30' lounge with dining space open to a modern fitted kitchen - fully integrated to include fridge, freezer, washing machine plus range cooker to remain. To the first floor are 3 bedrooms - 'walk in' closet to the master plus modern bathroom - shower. Complimented with upvc double glazing and gas central heating.

With contemporary landscaped gardens to the front and rear. Viewing highly recommended.





ACCOMMODATION

ENTRANCE HALL

LOUNGE KITCHEN 9.22m x 4.22m

FIRST FLOOR LANDING

BEDROOM 1 3.45m x 3.25m

BEDROOM 2 3.51m x 2.06m

BEDROOM 3 3.51m x 2.06m

BATHROOM

GARDEN

GARAGE

INFORMATION

PROPERTY TYPE HOUSE - MID TERRACE

INTERNAL AREA 850 SQ FT

TENURE FREEHOLD

COUNCIL TAX BAND D · ABOUT £2,232 A YEAR
Vale of Glamorgan Council, 2026/27 estimate

EPC RATING 77 · POTENTIAL 82

FLOORPLAN





Paul Davies

SENIOR VALUER WHO FIRST STARTED OUR SALES OFFERING ...
PENARTH BRANCH

029 2041 5161

9A ROYAL BUILDINGS, VICTORIA ROAD, PENARTH, CF64 3ED

jeffreygross.co.uk



SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 9a Royal Buildings, Victoria Road, Penarth, CF64 3ED. 029 2041 5161. The Property Ombudsman, membership D03828. jeffreyross.co.uk