

The Overview

Property Name:
18 Uplands Crescent
Llandough
Penarth
CF64 2PR

Price:
£450,000

Qualifier:
Asking price

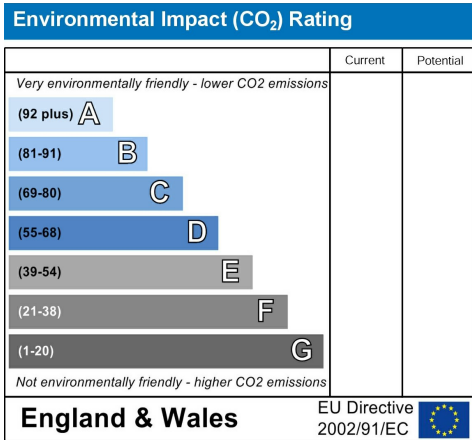
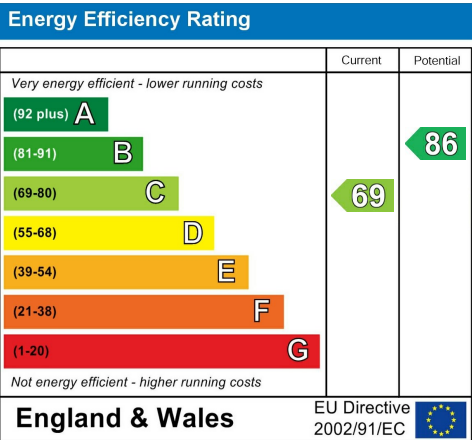
**3**

**1**

**2**

**C**

The EPC



The Bullet Points

- Detached three-bedroom home
 - Cosy electric fire
 - Modern kitchen
 - Utility room
 - Well-maintained two-tier garden
- Spacious reception room
 - Bright conservatory
 - Separate dining area
 - Elegant wooden doors
 - Garage and off-street parking



The Main Text

Welcome to Uplands Crescent, a delightful three-bedroom detached home in the desirable Llandough, Penarth area. This charming property boasts a garage with a roller shutter door and convenient off-street parking, ensuring easy access and ample storage options.

As you enter the property, you're greeted by a bright entrance porch that leads into the inviting hallway. The spacious reception room is the highlight of this property, featuring large windows that flood the space with natural light. A striking tiled wall surrounds the cosy electric fire, with the option to accommodate a log burner if desired, creating a warm and welcoming atmosphere. Sliding doors to the conservatory that is currently used as an extra seating area. You can step directly into the garden, seamlessly blending indoor and outdoor living.

The kitchen is a modern, pristine space with sleek cream cupboards and light wood-effect worktops. A large window overlooks the garden, providing a pleasant view while you cook, and a door offers additional access to the outdoor area. Adjacent to the kitchen, you'll find a separate dining area, perfect for family meals and entertaining guests.

This property also includes a separate utility room, ideal for housing the washing machine, additional storage, and an extra sink. The ground floor is adorned with stunning wooden doors, some of which feature large glass panels that allow light to flow through the home beautifully.

Upstairs, the property offers three generous-sized bedrooms, each providing ample space and comfort. The upper floor features lovely solid wooden doors, echoing the elegant design of the glass-panelled ones downstairs. The house also benefits from recently installed double-glazed windows and doors, which ensure energy efficiency and a quiet indoor environment. The family bathroom is well-appointed, featuring a separate shower and a bath, catering to all your needs.

The garden at 18 Uplands Crescent is a standout feature, offering a large, well-maintained space with a mix of patio and grass areas. This two-tier garden is perfect for outdoor dining and relaxation. It is surrounded by lovely bushes and flowers and is enclosed by modern fencing for added privacy. Additionally, the property benefits from side access and a garage, which can be used for storage or as a parking space.

Additional Information
Type of home- Detached House
Tenure- Freehold
EPC Rating- C
Council tax band- E
Borough- Vale of Glamorgan

Planning permission has been granted for an extension, demolition of the garage and conservatory and the erection of a single-storey to the front and rear. Plans available on the planning portal under reference 2022/01310/FUL.

Local Area
Llandough, Penarth, is a vibrant and sought-after community known for its charming village atmosphere and scenic beauty. Nestled near the coast, residents enjoy access to picturesque walking trails and green spaces perfect for outdoor activities. The area boasts a variety of local shops, cafes, and restaurants, offering a delightful mix of amenities and dining options. With a rich sense of history and a close-knit community spirit, Llandough provides a welcoming and pleasant environment for all residents.

Schools
Llandough, Penarth boasts a range of excellent educational institutions catering to families with children of all ages. The area is home to well-regarded primary and secondary schools known for their high academic standards and supportive learning environments. These schools offer a variety of extracurricular activities and programs, ensuring a well-rounded education for their students. Additionally, several reputable nurseries and pre-schools are nearby, providing quality early childhood education. The commitment to academic excellence and holistic development makes Llandough an attractive location for families prioritizing education.

Local Area
Llandough, Penarth, benefits from excellent transport links, making navigating the surrounding areas and beyond easy. The area is well-served by frequent bus services, connecting residents to nearby towns and Cardiff. Major roads such as the A4055 and A4232 provide convenient routes to the M4 motorway and other critical destinations for those who prefer to drive. Additionally, Penarth has a nearby railway station offering regular train services to Cardiff and other regional hubs. With reliable transport options, Llandough ensures seamless connectivity for daily commutes and leisurely travel.

Key Information
Water:
What is the nature of the property's water supply? Standard mains water with Welsh Water
Does the water source originate from a private well, and if so, what are the maintenance requirements and water quality standards? No
Are there any additional costs associated with maintaining the water supply? No

Heating:
What is the nature of the property's heating supply? Gas central heating via combi boiler
Is the property linked to the main gas line, or does it rely on an LPG heating system? Mains gas supply
What are the evaluation requirements and potential costs associated with the heating system? No

Electric:
What is the nature of the property's electricity supply? Mains electricity from the national grid
Does the property operate independently of the national grid and rely on a generator for power? No
What are the evaluation requirements and potential costs associated with the electricity supply? No

Sewerage:
What is the nature of the property's sewerage supply? Standard sewerage
Does the property use septic tanks or cesspits, and what are the maintenance requirements? No
What are the costs associated with different sewerage providers, and are there any registration and record-keeping requirements for septic tanks? N/A

Broadband:
What is the nature of the property's broadband supply? Provided by BT Openreach (option for Virgin Media available)
Is a broadband connection available, or will there be additional costs for establishing one? A connection is available at the owner's cost.

Parking:
What is the availability of parking for the property? Off-road parking on the driveway. (The garage could be used but is currently used as a store/utility area instead)
Are there additional costs associated with parking, such as the need for parking permits? No

Rights and Restrictions:
Are there any rights or restrictions for the property? N/A
Are there any private rights of way associated with the property? N/A
Are there any public rights of way affecting the property? N/A
Is the property listed, and if so, what restrictions apply? N/A
Are there any other specific restrictions that apply to the property? N/A

Risks:
Are there any risks associated with the property? No
Has the property experienced flooding in the last five years? No
Are there flood defences in place for the property? No
What is the source of any potential flooding risk? No



18 Uplands Crescent, Llandough, Penarth, CF64 2PR

The Photographs

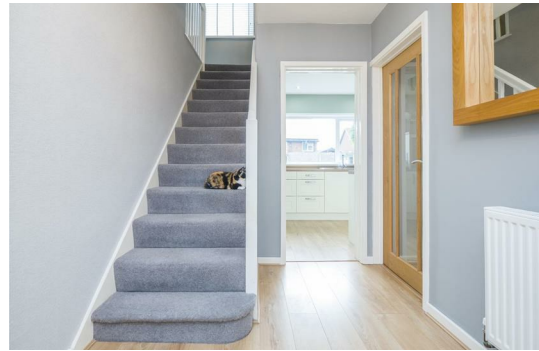
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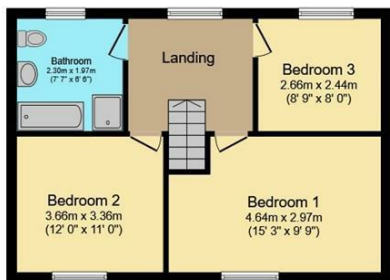


The Floorplan



Ground Floor

Floor area 70.3 m² (756 sq.ft.)



First Floor

Floor area 43.1 m² (464 sq.ft.)

TOTAL: 113.3 m² (1,220 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

The Map



RE/MAX
Estate Agents

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