



Penlan Road  
Llandough  
Penarth  
South Glamorgan  
CF64 2LT

Offers in Excess of £433,000

bettermove 

# Penlan Road

## Penarth

A SPACIOUS and DETACHED Home in Penarth, Available CHAIN FREE and VACANT for IMMEDIATE possession. Perfect for a range of buyers. Call to enquire!

Bettermove are proud to present this 5 bedroom detached house in the sought after location of Llandough, Penarth.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway. The council tax band is F.

This is a leasehold property and holds a 999 year lease from when the property was built in the 1950's. Absentee freeholder indemnity policy in place. For more information contact Bettermove on 0330 004 0050.

The interior of this well-presented property comprises 2 spacious reception rooms, a utility room, kitchen, 3 bedrooms, a renovated bathroom and WC's with access to the garage. The first floor consists of 2 bedrooms with dormer windows. The exterior boasts a private large garden, perfect for enjoying the summer months.

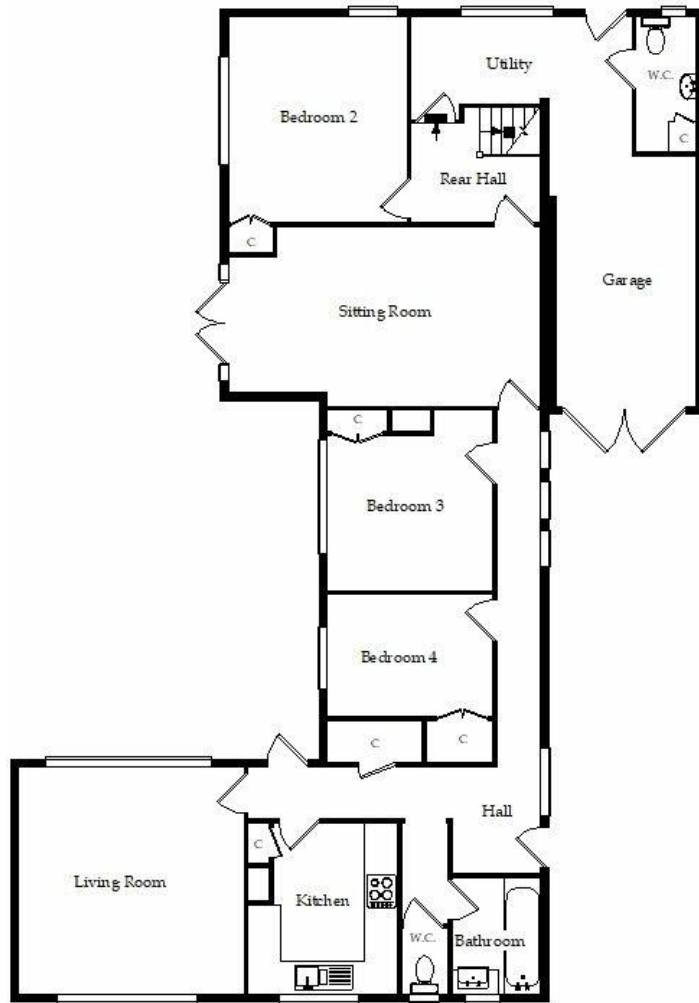
Located in the popular town of Llandough, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A4160, Cogan train station and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

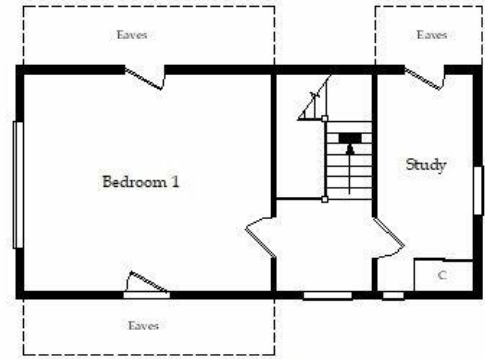
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs. The exclusivity fee is returned to you upon successful completion of the property.





Ground Floor



First Floor

This drawing is for illustrative purposes only (not to scale)  
 Copyright © 2023 ViewPlan.co.uk (Ref: VP56-7CS-1, Rev: Org)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>45</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)