

LEASEHOLD



Maisonette

**142B LLANDAFF
ROAD,
PONTCANNA,
CARDIFF,
CARDIFF CF11**

Offers In The Region

£334,500

FEATURES

- Excellent transport and local amenities nearby
- 3 Double Bedrooms
- Garden
- No Chain
- Off Road Parking
- Duplex Apartment



3 Bedroom Maisonette located in Cardiff

Pontcanna Duplex with Parking and Garden
A warm and welcoming three-bedroom home in the heart of Pontcanna, just moments from cafés, parks and leafy walks.

This charming three-bedroom duplex is arranged over three levels and offers a wonderful balance of space, flexibility and lifestyle. With a private front entrance on the lower storey, along with additional rear access, it feels more like a house than an apartment – ideal for those seeking comfort, character and convenience in one of Cardiff's most desirable neighbourhoods.

On the mid storey, you'll find a light-filled bay-fronted bedroom/reception room (5.22m x 3.55m / 17'2" x 11'8") and a second versatile bedroom/reception room (3.27m x 4.03m / 10'9" x 13'3") – perfect for a cosy lounge, guest room or inspiring home workspace. The generous kitchen/diner (3.37m x 4.25m / 11'1" x 13'11") is ideal for relaxed meals and everyday living, with access to the bathroom.



Call us on
0292 009 0700

post@maison.wales
www.maison.wales

Council Tax Band
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

