



38 Llandaff Road

Pontcanna, Cardiff CF11 9NJ

Price Guide £450,000

HARRIS & BIRT



Excellent sized family home five bedroom terraced property in Pontcanna, Cardiff. The property briefly comprises entrance hall, living/dining room, kitchen/breakfast room and utility room to the ground floor. To the first floor there are two double bedrooms, a single bedroom and a large family bathroom. There is a dormer extension which complies with building regulations to the top floor which comprises of two further double bedrooms and a light an airy shower room.

The garden is mainly laid to patio slabs with parking for two vehicles and a electric up and over roller shutter door to the lane. The property was re-rendered and received a new combi boiler five years ago and a new roof one year ago.

Pontcanna is an inner-city district of west Cardiff offering easy links into the City Centre. The property is a short walk a way from local amenities including schools, leisure centre and a range of shops both national and local. It also has a community centre and a number of public houses and restaurants. The property is around a 30 minute walk to the City Centre which has an abundance of amenities and local facilities including; shops both national and local, recreational facilities, cinemas, Cardiff International Arena and other theatres/entertainment venues. Cardiff's City Centre train station also provide links to other major cities including; Swansea, Newport, Bristol etc.

Price Guide £450,000 To £475,000

Accommodation

Ground Floor

Entrance Porch

The property is entered via UPVC front door with opaque vision panels into entrance porch. Skimmed walls and ceiling, dado rail. Wood blocked floor. Fully glazed door opens through into;

Entrance Hall

Open entrance hall with skimmed walls and ceiling. Dado rail. Continuation of wood blocked floor. Radiator. Storage cupboard under stairs. Straight staircase leads up to first floor landing. Doorways through into ground floor rooms.

Living Room 11'10" x 13'2" (3.61m x 4.01m)

Good sized living room with carpeted flooring, skimmed walls and textured ceiling. Dado rail. Electric wood burner fire with slate effect hearth. UPVC double glazed patio doors open out onto rear terrace. Radiator.

Dining Room 14'4" x 12'11" (4.37m x 3.94m)

Large dining room with UPVC double glazed window to front elevation. Carpeted flooring, skimmed walls and textured ceiling. Dado rail. Radiator

Kitchen 8'7" x 14'11" (2.62m x 4.55m)

Good sized kitchen with a range of wall and base units in white with chrome handles set under and over a black marble effect work surfaces with tiled splash backs and undercounter fridge. Features include; single bowl sink and drainer with waterfall mixer tap, gas oven and four ring gas hob with extractor fan over and tiled splash backs. Space for freestanding fridge/freezer. Skimmed walls, coved and textured ceiling. Radiator. Space for table and chairs. UPVC double glazed patio doors lead out to side garden. Walk through into;

Utility Room 8'7" x 8'4" (2.62m x 2.54m)

Further range of wall and base units in white with matching work surfaces. Single bowl sink with mixer tap. Space and plumbing for washing machine and tumble dryer. UPVC double glazed window overlooking side. Attic space above. Radiator

There is also an outside toilet that could be attached to the utility room.

First Floor

Landing 10'3" x 13'2" (3.12m x 4.01m)

Straight carpeted staircase from entrance hall leads up to open landing. Carpet flooring. Skimmed walls and ceiling. Dado rail. Radiator. Doorway through into bathroom. Further stairs lead up to bedrooms.

Bathroom 8'7" x 14'11" (2.62m x 4.55m)

Four piece suite in white comprising; fully marble tiled bath, corner walk in shower cubicle with

electric shower and shower head fitment, pedestal wash hand basin and low level dual flush WC. UPVC double glazed opaque windows overlooking side. Two storage cupboards, one housing gas combination boiler which is five years old. Fully tiled walls and contrasting tiled floor. Textured ceiling. Radiator.

Bedroom One 6'9" x 12'11" (2.06m x 3.94m)

A good sized single bedroom with UPVC double glazed window to front elevation. Skimmed walls, coved and skimmed ceilings. Radiator. Carpeted flooring.

Bedroom Two 11'5" x 12'11" (3.48m x 3.94m)

Good sized double bedroom with UPVC double glazed window overlooking front elevation. Papered walls and textured ceiling. Dado rail. Radiator. Carpet flooring.

Bedroom Three 11'10" x 13'2" (3.61m x 4.01m)

Another good sized double bedroom with UPVC double glazed window to rear elevation. Papered walls and textured ceiling. Dado rail. Radiator. Carpet flooring.

Hallway 5'7" x 13'2" (1.70m x 4.01m)

Carpet flooring. Skimmed walls and ceiling.

Bedroom Four 10'2" x 9'2" (3.10m x 2.79m)

A good sized double bedroom with UPVC double glazed window to rear elevation. Skimmed walls and ceilings. Carpeted flooring. Spotlight ceiling.

Bedroom Five 10'9" x 11'3" (3.28m x 3.43m)

A light and airy double bedroom with carpeted flooring. Two velux windows. Skimmed walls and spotlight ceiling.

Dormer Bathroom 5'1" x 9'5" (1.55m x 2.87m)

Laminate effect flooring. Shower with rainforest showerhead. Towel radiator. Corner hand basin. Textured walls and ceiling. Velux window. Extractor fan.

Outside

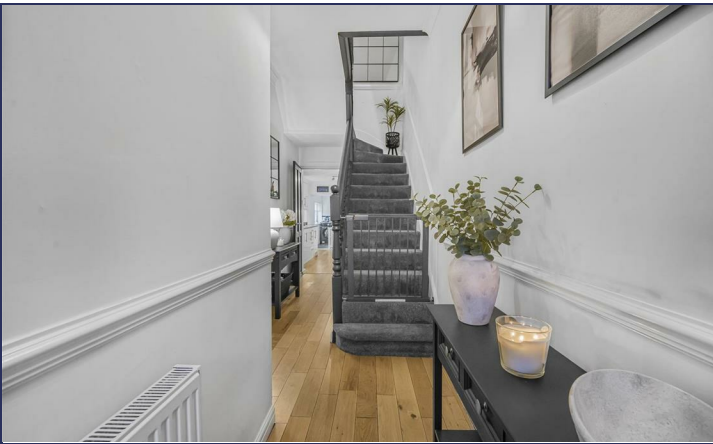
Rear garden predominately laid to concrete. Plenty of space for table and chairs. Sizeable garden shed and outhouse. Two off-road parking spaces to rear. Rear entered via electric roller shutter from lane behind.

Services

Mains gas, electricity, water and drainage.

Directions

From our offices at 359 Caerphilly Road, Cardiff, head south towards Gabalfa roundabout, keep right and then take the 4th exit onto Western Avenue. After about a mile turn left onto Mill Lane (A4119) and then turn left again onto Cardiff Road (A4119). Take a slight left onto Llandaff Road and the property will be on the left.

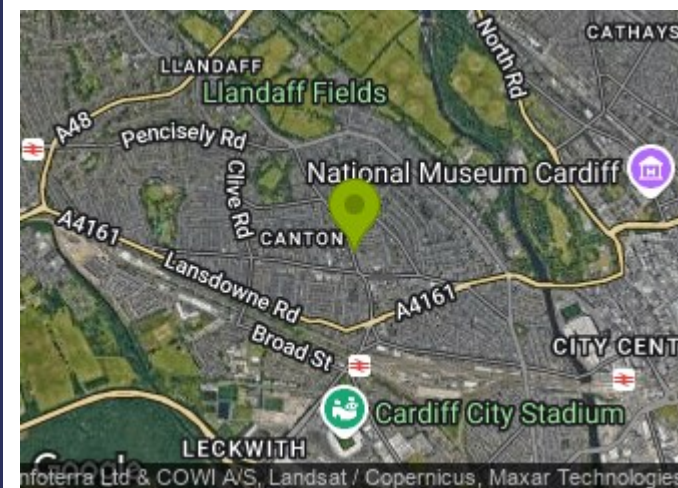






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GROSS INTERNAL AREA
FLOOR 1 697 sq.ft. FLOOR 2 638 sq.ft. FLOOR 3 315 sq.ft.
TOTAL : 1,651 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

