



Llandaff Road

| Pontcanna | CF11 9PX

Hern and Crabtree

LLANDAFF ROAD

Guide Price £475,000



This traditional bay-fronted Victorian townhouse occupies an enviable position at one of the city's most sought after locations and offers a substantial amount of living space, spread over three floors. Perfectly positioned for easy access to Llandaff fields and the plethora of Pontcanna's eateries, coffee shops and boutiques.

The accommodation comprises, to the ground floor: Entrance Hall, Inner Hall, Kitchen, Living Room, Sitting Room, Inner Hall, Shower Room, Bedroom One and to the rear is low maintenance garden with a garage. To the first floor, Landing, Storage Room, Living Room, Kitchen, Bathroom, Cloakroom, Cupboard, Bedroom Two. The second floor hosts Bedroom Three and a fourth bedroom.

Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate.

Storm Porch

Tiled sidings and flooring.

Entrance Hall

Enter via a traditional wooden glazed door to the front elevation with windows over and either side. Period corncicing. Dado rail. Concealed gas cupboard. Period tiled flooring. Stairs rising up to the first floor. Sealed doorway to the living room. Door leading to inner hall.

Inner Hall

Split level with stairs leading down. Under stairs storage cupboard. Dado rail. Door to the kitchen. Door to the sitting room.

Kitchen

13'3" max x 10'6" max

Squared off archway to the living room. Double glazed door to the garden. Wall and base units with worktops over. One and a half bowl sink and drainer

with mixer tap. Aga range cooker. Integrated oven. Four ring electric hob. Plumbing for dishwasher. Space for fridge freezer.

Living Room

14'4" max x 12'2" max

Squared off archway to the kitchen. Glazed wooden traditional sash windows with stained glass and secondary glazing to the front elevation. Fireplace surround. Period corncicing. Radiator. Sealed doorway to the entrance hall.

Sitting Room

11'1" max x 13'8" max

Two double glazed windows to the side elevation. Gas fireplace. Radiator.

Inner Hall

Built in storage cupboard. Door leading to the shower room. Sliding door leading to bedroom one.

Shower Room

8'3" max x 5'5" max

Double glazed obscure window to the side elevation. Double

shower with electric shower. W/C and wash hand basin. Linen cupboard.

Bedroom One

15'1" max x 9'10" max

Double glazed windows to the side and rear elevation. Wash hand basin.

Landing

Stairs rising up from the entrance hall. Split level landing. Wooden handrail. Stairs rising up to the second floor. Dado rail.

Storage Room

6'0" max x 12'0" max

Door to living room. Door to landing. Glazed wooden window to the front elevation.

Living Room

14'4" max x 10'6" max

Glazed bay fronted sash window to the front elevation. Feature fireplace. Picture rail. Coved ceiling. Squared off archway to the kitchen. Door to storage room.

Kitchen

10'5" max x 12'10" max

Squared off archway to the kitchen. Glazed wooden window to the rear elevation. Kitchenette with space for gas cooker. Enamel sink and drainer. Wall and base storage. Door to landing.

Bathroom

6'8" max x 7'4" max

Glazed wooden obscure window to the side elevation. W/C and wash hand basin. Bath with mixer tap. Part tiled walls.

Cloakroom

Glazed wooden obscure window to the side elevation. W/C.

Boiler Room

4'1" max x 7'8" max

Glazed wooden sash window to the side elevation. Wall and base units with worktops over. One bowl sink. Small loft access hatch.

Bedroom Two

10'8" max x 10'5" max

Glazed wooden window to the rear elevation.

Second Floor Landing

Dog leg stair case rising up from the first floor. Skylight window.

Inner Hall

Built in linen cupboard.

Bedroom Three

17'2" max x 12'1" max

Glazed wooden window to the front elevation. Fitted wardrobes. Feature fireplace. Floor to ceiling height is 8'11" max.

Bedroom Four

10'6" max x 10'6" max

Glazed window to the rear elevation. Access to former cast iron fire escape. Wall units with worktop over. Stainless steel sink and drainer. Shower cubicle.

Garden

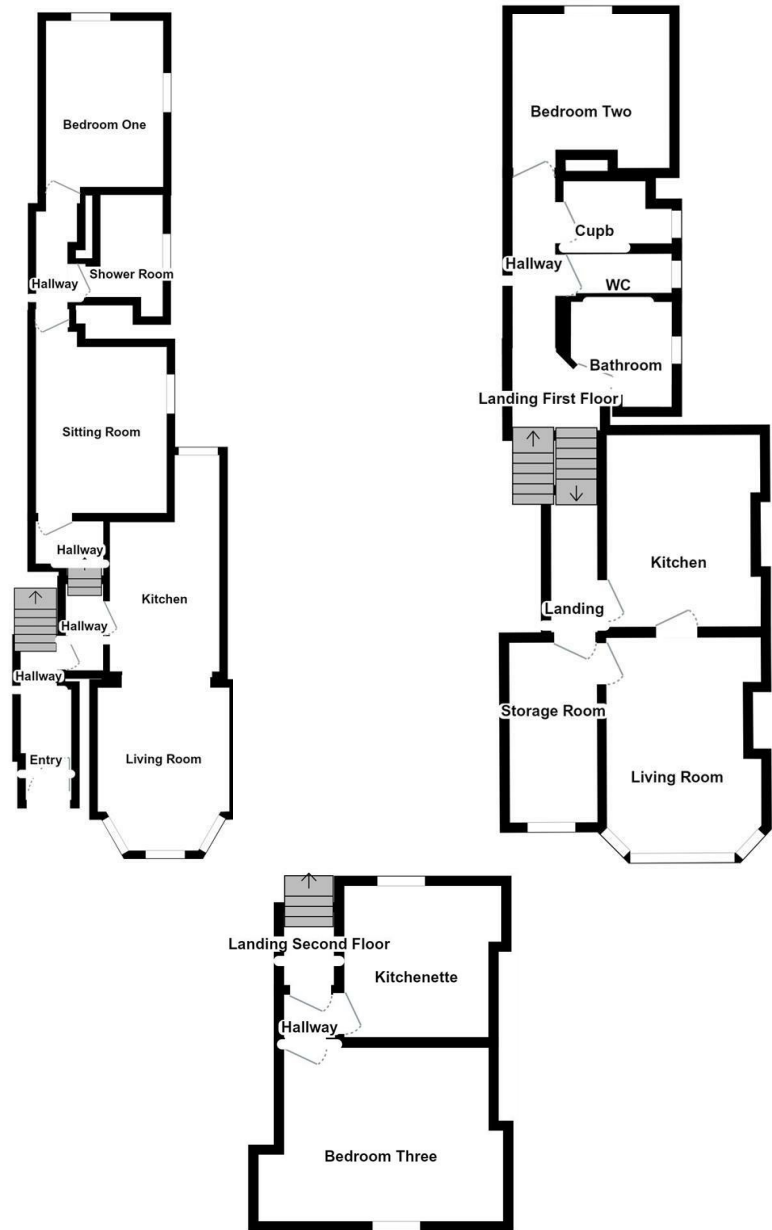
Paved sitting area. Detached garage. Rear lane gate access.

Garage

Detached garage.



Call Hern & Crabtree to arrange a viewing on **02920 228135**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	13	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.