



Llanfair Road
| Pontcanna | CF11 9PZ

LLANFAIR ROAD

Guide Price £425,000

A lovely traditional bay fronted property situated in the popular Pontcanna area of Cardiff and close to Llandaff & Canton. The property is within easy reach of Llandaff fields, Pontcanna fields and Thompsons park and with a huge range of amenities close by, this is a wonderful location for families and for those looking to be part of a vibrant community.

The property offers both spacious and versatile accommodation and in brief comprises: an open reception hall which provides access to an open plan lounge/ sitting room, to the rear is a spacious dining area which gives access to the kitchen. Upstairs are three good size bedrooms and a family bathroom.

The property offers a really good size garden with rear lane access & a good size garden shed.

This lovely home is offered for sale with no onward chain!



Front

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

Porch

Enter via a double glazed PVC French doors to the front elevation. Tiled flooring and sidings.

Entrance Hall

Enter via a double glazed stained glass door to the front elevation with window over. Stairs rise up to the first floor. Radiator. Squared off archway to the dining area.

Dining Area

9'8" max x 10'1" max

Double glazed window to the side elevation. Radiator. Built in cupboard.

Living/Sitting Room

26'9" max x 12'2" max

Squared off archway. Double glazed bay window to the front elevation. Double glazed window to the rear elevation. Two radiators. Coved ceiling.

Kitchen

9'10" max x 6'9" max

Double glazed window to the rear elevation. Double glazed PVC door leading to the rear garden. Wall and base units with worktops over. Integrated ceramic hob with tiled splashback and cooker hood over. Integrated oven and grill. Stainless steel one bowl sink and drainer with mixer tap. Plumbing for washing machine. Space for base fridge and freezer. Tiled flooring.

Landing

Stairs rise up from the entrance hall. Wooden open slatted stairs. Wooden stairs and handrail. Matching bannister. Split level landing. Loft access hatch. Fitted linen cupboard.

Bedroom One

16'4" max x 11'2" max

Two double glazed windows to the front elevation. Radiator. Fitted wardrobes.

Bedroom Two

13'0" max x 9'1" max

Double glazed window to the rear elevation. Radiator. Fitted wardrobes into alcoves. Fitted shelving.

Bedroom Three

9'10" max x 9'11" max

Double glazed window to the rear elevation. Radiator. Airing cupboard with concealed gas combination boiler.

Bathroom

8'10" max x 6'6" max

Double glazed obscure window to the side elevation. W/C and wash hand basin. Double walk-in shower with electric shower and glass splashback screen. Heated towel rail. Extractor fan. Part tiled walls. Vinyl flooring.

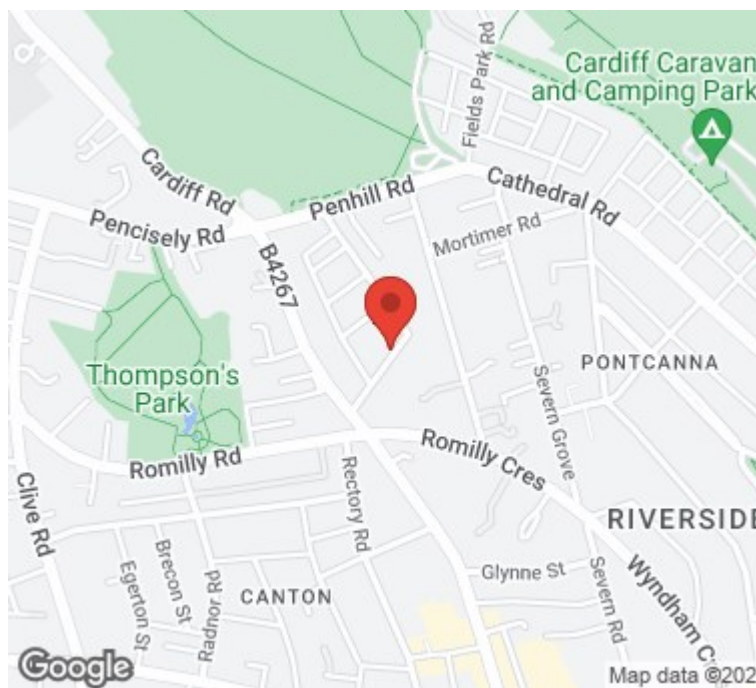
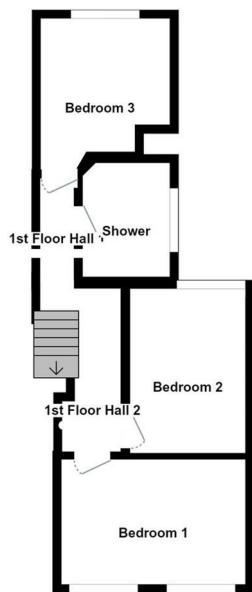
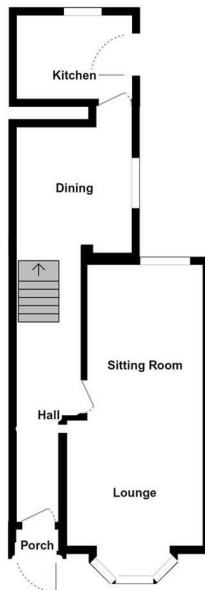
Garden

Enclosed rear garden. Paved patio. Part lawn. Outbuildings with outside W/C.. Small side return. Outside light. Mature shrubs and trees. Flower borders. Purpose built garden shed. Pedestrian gate leading to rear lane access.



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

<https://www.hern-crabtree.co.uk>



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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



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<https://www.hern-crabtree.co.uk>



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.