



Llanfair Road
| Pontcanna | CF11 9QA



LLANFAIR ROAD

Guide Price £525,000



Welcome to this charming terraced house located on Llanfair Road in the sought-after area of Pontcanna, Cardiff. This delightful property is larger than average, and boasts three bedrooms, making it an ideal home for a growing family or those in need of extra space.

Situated in the heart of Pontcanna, this house offers the perfect blend of city living and community charm. The vibrant neighbourhood is known for its trendy cafes, independent shops, and beautiful parks, providing a wonderful backdrop for your daily life.

The house itself exudes character and warmth, with an inviting feeling that welcomes you as soon as you step through the door. The three bedrooms offer ample space for relaxation and privacy, ensuring that everyone in the household has their own sanctuary to retreat to.

Whether you enjoy hosting gatherings or simply relaxing in your own space, the living areas in this house cater to all your needs. The well-appointed kitchen is perfect for whipping up delicious meals, while the living room provides a comfortable setting for unwinding after a long day.

With its prime location in Pontcanna and the luxury it offers, this terraced house on Llanfair Road presents a fantastic opportunity to create a home to cherish. Don't miss out on the chance to make this property your own and experience the best of Cardiff living.

Entrance Hall

The property is entered through double glazed wood panelled door with etched window over. Smooth plastered ceiling. Coving to the ceiling. Dado rail. Staircase rising to the first floor with Newel posts and spindles. Wood flooring. Radiator.

Lounge/Sitting Room

25'8" max x 12'1" max

A beautifully presented, light and spacious reception room with double glazed bay window to the front elevation. Fitted plantation shutters. Double glazed french doors to the rear elevation giving access to the garden. Cast iron fireplace. Radiators.

Cloakroom

A two piece suite comprising WC and wash hand basin. Walls are part tiled. Tiled flooring.

Kitchen/Diner

21'8" max x 9'9" max

A superb open plan kitchen/ dining room featuring a wide range of wall and base units with cupboards and drawers offering ample storage facilities with complementary quartz worktops.

One and a half bowl sink drainer unit with mixer tap. Double glazed skylight window. Double glazed window to the side elevation. Bi folding doors provide access to the rear garden. Integrated washer/ dryer. Integrated wine cooler. Fitted electric oven, grill and microwave. Five-ring gas hob with cooker hood over. Integrated dishwasher. Integrated fridge freezer. Wood flooring. Radiator.

Landing

Access to the loft space. Linen cupboard.

Bedroom One

15'3" max x 14'8" max

Double glazed bay and a half window to the front elevation with plantation shutters. Radiator. Cast iron fireplace. Built in wardrobes. Picture rail.

Bedroom Two

10'8" max x 10'2" max

Double glazed window to the rear elevation. Radiator. Cast iron fireplace.

Bedroom Three

10'0" max x 6'7" max

Double glazed window to the rear elevation. Radiator. Cupboard housing gas combination boiler (which was newly installed in November 2023).

Bathroom

6'7" max x 6'2" max

Double glazed obscure window to the side elevation. A three piece suite comprising: panelled bath with mains pressure shower over, wash hand basin with vanity cupboard and WC. Heated towel radiator. Tiled flooring. Walls are tiled.

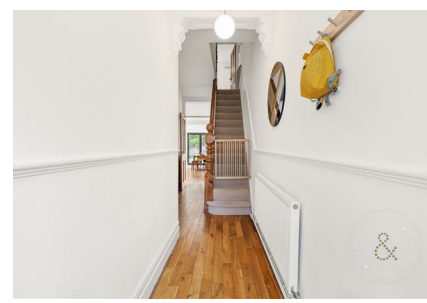
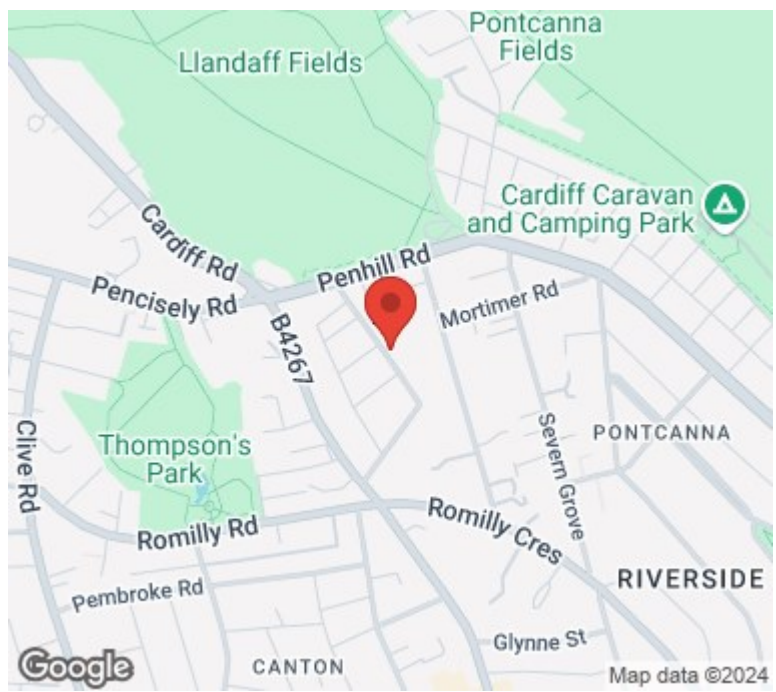
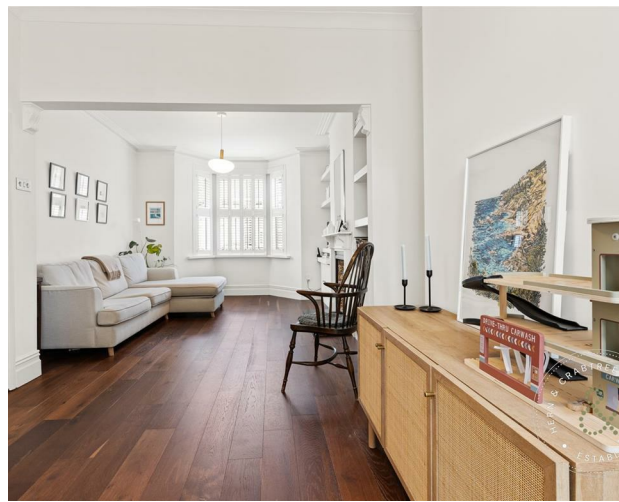
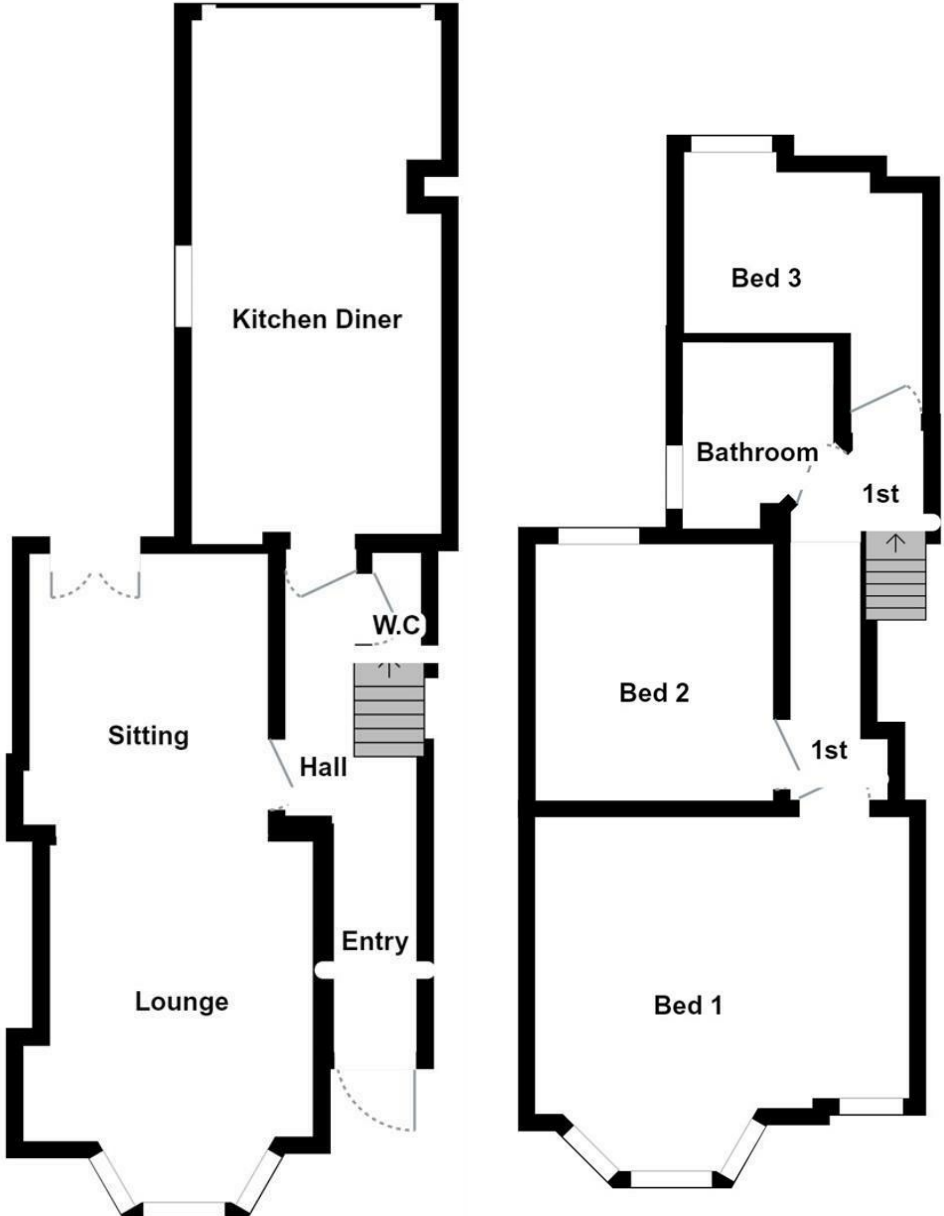
Garden

Enclosed rear garden. Patio. Additional patio seating area. Lawn. Raised flower borders.



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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(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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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.