

Llandaff Road

PONTCANNA, CF11 9PW

GUIDE PRICE £240,000

Hern &
Crabtree



Llandaff Road

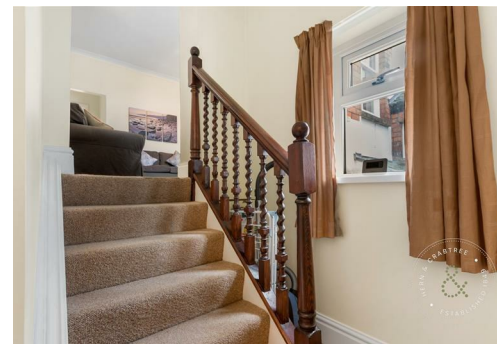
An immaculate two bedroom, split level apartment situated on the highly regarded Llandaff Road with no onward chain!

Situated in the sought after area of Pontcanna, one of Cardiff's most desirable locations, this apartment offers easy access to a variety of local amenities, including trendy cafes, restaurants and boutique shops.

The area is known for its vibrant community spirit and beautiful green spaces, providing the perfect blend of city living and tranquillity.

The accommodation comprises Hallway, lounge, kitchen/diner, two bedrooms and a bathroom.

Viewings of this stunning apartment come highly recommended!



614.00 sq ft

Hallway

Enter from the communal hallway. Double glazed window to the side elevation. Coved ceiling. Radiator. Stairs rising up to the lounge.

Kitchen/Diner

11'5" max x 10'7" max

Double glazed window to the rear elevation. Wall and base units with worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated four ring electric hob with tiled splashback and cooker hood over. Integrated oven. Space for fridge freezer. Plumbing for washing machine. Space for further appliance. Coved ceiling. Tiled flooring. Radiator. Loft access hatch. Storage cupboard with concealed gas combination boiler.

Lounge

13'0" max x 9'10" max

Double glazed window to the rear elevation. Coved ceiling. Radiator. Fitted shelving into alcove.

Bedroom One

11'4" max x 10'11" max

Double glazed bay window to the front elevation. Coved ceiling. Radiator. Fitted wardrobes.

Bedroom Two

11'3" max x 4'8" max

Double glazed window to the front elevation. Coved ceiling. Radiator.

Bathroom

6'4" max x 5'4" max

Double glazed obscure window to the side elevation. W/C and wash hand basin. Bath with shower over and glass splashback screen. Tiled walls.

Tenure

Share of the freehold. 125 year lease from 2007 with 107 years remaining. £10 Annual ground rent. All 3 apartments in the building contribute to the common managed areas (communal lighting).

Additional Information

Council tax band B (Cardiff). EPC rating C.

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