



Llanfair Road

| Pontcanna | CF11 9QA



LLANFAIR ROAD

Guide Price £515,000

A beautifully presented bay-fronted family home ideally situated just off Llandaff fields in the very fashionable Pontcanna area of Cardiff.

This stylish bright and airy property is presented to an excellent standard. The reconfigured accommodation includes a beautiful bay-fronted open plan living room/ sitting room, a useful contemporary style cloakroom and a well designed open kitchen/ dining/ living space complete with island and an extension that opens to the rear garden.

Upstairs are three good size bedrooms and a modern bathroom.

An attractive landscaped low-maintenance garden is positioned at the rear of the property enclosed by stone walling, with rear lane pedestrian access.



Entrance Porch

Panelled front door with decorative privacy glass and window over, provides access to the porch. Original tiling to walls. Wood panelled internal door to the reception hall.

Reception Hall

Traditional hallway with staircase rising to the first floor with newel posts and spindles. Feature original tiled flooring. Traditional style column radiator. Smooth plastered ceiling. Coving to the ceiling. Cornicing to the ceiling. Dado rail. Cupboard housing meters. Double opening doors to useful understairs storage/utility cupboard with plumbing for washing machine. Doors provide access to the lounge/ sitting room, WC and spacious open plan kitchen/ dining room.

Lounge/ Sitting Room

11'4" x 26'10"

A beautifully presented, open plan lounge/ sitting room which has been opened up to create a more spacious and versatile reception room. Double glazed bay window to the front elevation. Double glazed door to the rear elevation with access to the garden. Feature traditional fireplace with decorative tiles and hearth. Two useful alcoves to sides of chimney breasts. Smooth plastered ceiling. Coving to the ceiling. Two panelled radiators. Two ceiling light points.

Cloak Room

2'11" x 4'7"

A modern two piece suite in white comprising: close coupled WC and wall hung wash hand basin. Smooth plastered ceiling. Spotlights to the ceiling. Extractor. Tiled flooring.

Kitchen/ Dining Room

22'6" x 10'1"

A superb open plan kitchen/ dining room with bi folding doors which open out to a lovely enclosed garden. The kitchen offers a generous amount of storage with matching wall and base units with cupboards and drawers with complementary work surfaces over. Built in electric oven and grill. Four ring gas hob with chimney style extractor fan above. Inset sink unit with mixer taps above. Integrated dishwasher. Wood effect laminate flooring. Smooth plastered ceiling. Spotlights to the ceiling. Integrated fridge and freezer.

To the dining area is a feature lantern window and double glazed window to the side elevation. Bi folding doors to the rear elevation give access to the garden. Smooth plastered ceiling. Spotlights to the ceiling. Column style radiator. Continuation of wood effect laminate flooring.

Landing

Split level landing. Access to the loft space. Smoke detector. Doors to all bedrooms and bathroom.

Bedroom One

14'3" x 11'5"

Two double glazed windows to the front elevation. Two panelled radiators. Built in double wardrobes with cupboards above offering good storage facilities. Coving to the ceiling.

Bedroom Two

12' x 9'5" max

A lovely second double bedroom. Double glazed window to the rear elevation with aspect to the garden. Built in double wardrobe. Radiator.

Bedroom Three

10'3" x 5'9"

Double glazed window to the rear elevation with aspect to the garden. Radiator. Cupboard housing boiler.

Bathroom

8'2" x 6'10"

A three piece suite in white comprising: panelled bath with central taps and mains pressure shower over with screen, pedestal wash hand basin and low level WC. Walls are part tiled. Heated towel radiator.

Outside Front

To the front of the property is a small fore court with dwarf brick walling.

Outside Rear

The rear garden is enclosed by stone walling. Rear lane pedestrian access. Raised flower beds. Paving.

Additional Information

Freehold. Council Tax Band F (Cardiff). EPC rating C.

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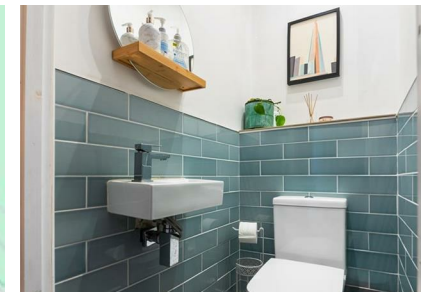
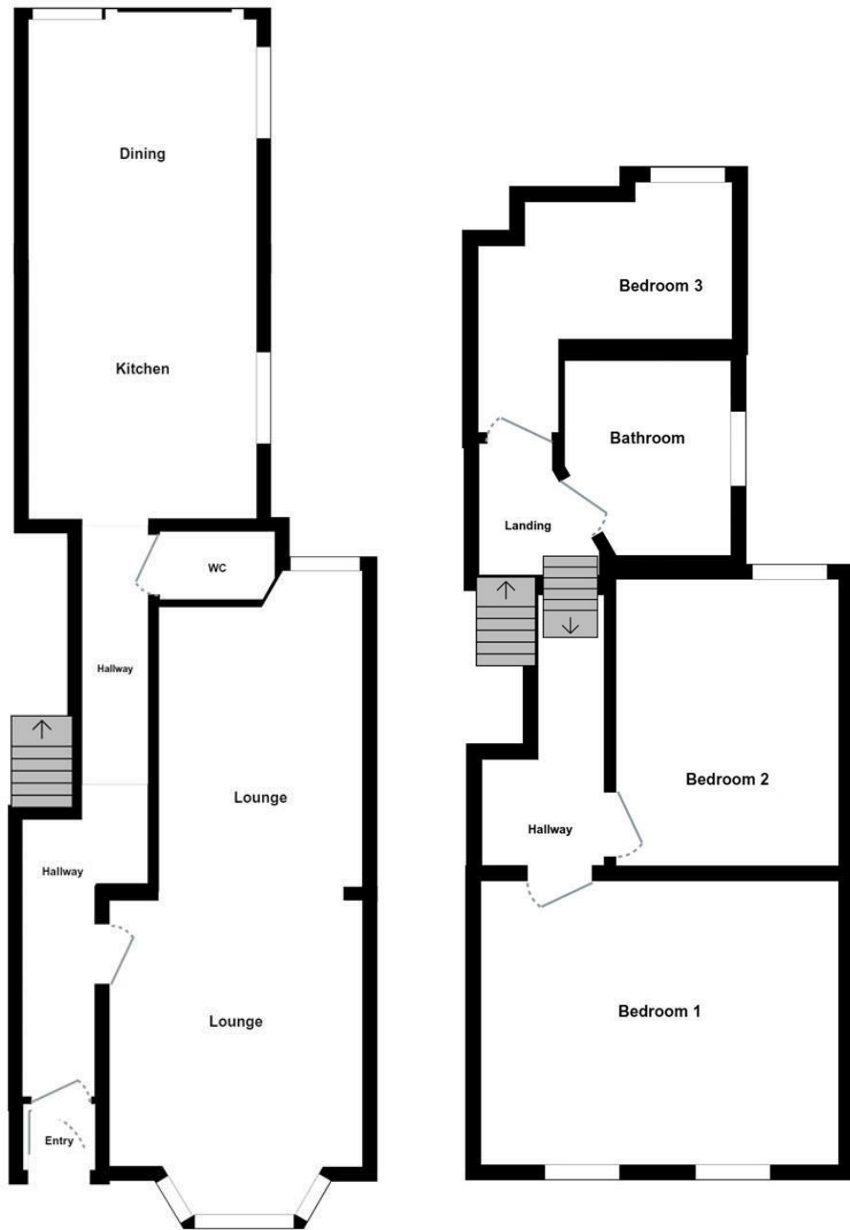
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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