

# Llanfair Road

PONTCANNA, CF11 9QB

GUIDE PRICE £210,000

**Hern &  
Crabtree**



# Llanfair Road

A beautifully presented two-bedroom ground-floor apartment situated in ever-popular Pontcanna.

Situated on the highly sought after Llanfair Road, Pontcanna area 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 accommodation, in brief, comprises a hall, kitchen, living room, two bedrooms and bathroom.

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



# 681.00 sq ft

## Hallway

Enter via a double glazed door to the front elevation with window over. Radiator. Fitted storage cupboard.

## Lounge

13'11" max x 11'10" max

Double glazed bay window to the front elevation. Coved ceiling. Radiator. Electric fire.

## Bedroom One

10'9" max x 8'11" max

Double glazed windows to the rear and side elevation. Radiator.

## Bedroom Two

7'11" max x 6'5" max

Double glazed window to the side elevation. Radiator.

## Kitchen/Diner

14'9" max x 10'10" max

Two double glazed windows to the side elevation. Wall and base units with worktops over. Stainless steel one and a half bowl sink and drainer with mixer tap. Integrated four ring gas hob with tiled splashback and cooker hood over. Space for fridge freezer. Gas combination boiler. Wooden laminate flooring. Radiator.

## Utility

Double glazed door leading to the rear garden. Plumbing for washing machine. Extractor fan. Part tiled walls. Wooden laminate flooring. Radiator.

## Bathroom

6'0" max x 5'6" max

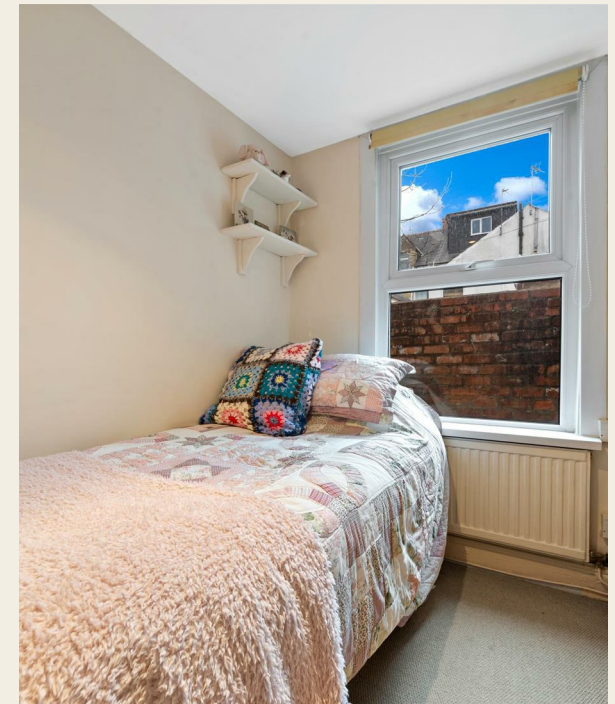
Double glazed obscure window to the side elevation. W/C and wash hand basin. Bath with shower over and glass splashback screen. Wooden laminate flooring. Radiator.

## Tenure

Leasehold. 999 year lease with 978 years remaining. £0 annual ground rent. £0 annual service charges. Shared maintenance costs.

## Additional Information

Council Tax Band C. EPC C.



# Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	77
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



## Hern & Crabtree



02920 228135



pontcanna@hern-crabtree.co.uk



hern-crabtree.co.uk



87 Pontcanna Street, Pontcanna, Cardiff, CF11



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.