

# Llandaff Road

PONTCANNA, CARDIFF, CF11 9PX

**GUIDE PRICE £1,000,000**

**Hern &  
Crabtree**





# Llandaff Road

## A Rare Detached 1970s Home in a Prime Pontcanna Location

Set back from the hustle and bustle, this beautifully maintained detached property offers a peaceful lifestyle just moments from the vibrant bistros of Pontcanna and the green open spaces of local parks. Ideally located within walking distance of Cardiff city centre and world-class events, it provides both convenience and tranquillity in equal measure.

The home is set in generous landscaped grounds, featuring a sun terrace to the side, an elevated lawn surrounded by mature trees, and a leafy canopy that creates dappled sunlight and natural privacy. An elevated detached setting, complete with a large garage and carport, adds to the feeling of space and seclusion.

Inside, the accommodation includes a welcoming porch and cloakroom, a spacious living and dining room that opens onto the terrace, and a well-proportioned kitchen and breakfast room. A separate utility room interlinks with the porch, kitchen, and double garage, providing a practical and well-connected layout. Upstairs, there are four good-sized bedrooms, including a principal bedroom with en-suite, and a modern family bathroom.

Lovingly cared for by the same owner for over 30 years, the home has been beautifully maintained throughout, including a recently replaced roof. The property also benefits from a double garage and offers fantastic potential for future development, with full planning permission granted for a first-floor extension above the existing garage (Application No: 23/00824/HSE).

A rare opportunity to secure a much-loved and well-presented home in one of Cardiff's most desirable residential areas.

- Unique detached house set within a private plot
- Extensive rear and side gardens with mature landscaping
- Four bedrooms and en suite to principal
- Garage & Car Port
- Driveway and carport providing parking for multiple vehicles
- Planning to extend above garage
- Tucked away location moments from Pontcanna cafés, parks and amenities



**2382.00 sq ft**

### **Porch**

Entered via a double-glazed door, the porch features floor-to-ceiling windows to two sides, exposed brickwork, tiled flooring, ceiling light, and a wooden door leading to the main entrance.

### **Hall**

Accessed via a part-glazed wooden door, the entrance opens into a bright and spacious hall featuring a vertical radiator, wooden flooring, built-in cupboards, and stairs leading to the first floor. An obscure double-glazed window allows in additional natural light. A squared archway leads into the living room, while an interconnecting door opens into the kitchen. There is also access to a ground floor cloakroom.

### **Cloakroom**

Fitted with a WC, wash hand basin set in a vanity unit, tiled walls and floor, radiator, and an obscure double-glazed window.

### **Living/ Sitting room**

Living Room

A generous and light-filled space with double glazed windows to the front and bi-folding doors opening to the rear garden. Features include oak wood flooring, radiator, and a central fireplace. An open archway flows into the sitting room.

Sitting Room

Continuing with oak flooring and a radiator, this space benefits from double glazed windows to the rear and an interconnecting door to the kitchen/dining room.

### **Kitchen/ Dining Room**

This open-plan kitchen and dining area is

ideal for modern living. The dining space enjoys oak wood flooring, two radiators, and bi-folding doors that lead directly onto the rear garden terrace. The kitchen is fitted with a wide range of wall and base units with granite worktops, a one-and-a-half bowl sink with mixer tap, and space for a gas range cooker with splashback and extractor hood above. Integrated appliances include a fridge and freezer, and there's additional space for a microwave. The tiled flooring continues through to a breakfast bar area, and sliding patio doors open to the garden. A door leads to the utility room.

### **Utility**

Includes plumbing for washing machine and tumble dryer, tiled flooring, obscure double-glazed window, a wall-mounted gas boiler, and door through to the garage.

### **Double Garage**

Features an electric roller shutter door from the driveway, power and lighting, and a rear access door to the garden.

### **First Floor Landing**

Stairs rise with a contemporary stainless steel handrail and wooden treads. A skylight on the half landing provides natural light. The main landing includes oak flooring and a large built-in cupboard housing the pressurised hot water tank.

### **Master Bedroom**

A spacious double bedroom with fitted wardrobes, radiator, and double glazed windows to the rear, offering views towards Penarth, St John's Church spire, and Cardiff City Stadium. Includes access to a private en suite.

### **En-Suite**

Well appointed with a four-piece suite including a freestanding bathtub with mixer tap, wash hand basin, WC, and a corner shower with spa jets. Tiled walls and flooring, vanity units, and a heated towel rail complete the space.

### **Bedroom Two**

Double bedroom with rear-facing double glazed window, radiator, and fitted wardrobes.

### **Bedroom Three**

Another rear-facing double bedroom with fitted wardrobes, radiator, and double glazed window.

### **Bedroom Four**

A charming fourth bedroom with a Juliet balcony and tilt-and-turn double glazed door featuring a glass balustrade towards side gardens. Oak wood flooring and a radiator.

### **Bathroom**

Stylish four-piece suite including freestanding bathtub with bath mixer, WC, wash hand basin with vanity unit, and a quadrant shower with plumbed shower. Two obscure double glazed windows, tiled walls and flooring, and heated towel rail.

### **Driveway & Frontage**

Accessed via a private road, the home enjoys a generous driveway with off-street parking for multiple vehicles. A carport provides covered parking, with additional space behind. Landscaped front garden with mature shrubs, trees, and flower beds. Bin store and side gate lead to the rear garden.

### **Rear & Side Gardens**

A beautifully landscaped garden with a stone-paved patio, mature borders, shrubs and trees. A side pathway with steps leads to a substantial elevated side garden, laid to lawn with retaining walls, mature planting, and paved terrace. External lighting and water tap are present throughout the outside space. Gated side access and a footpath connect the rear garden to the garage and front.

### **Disclaimer**

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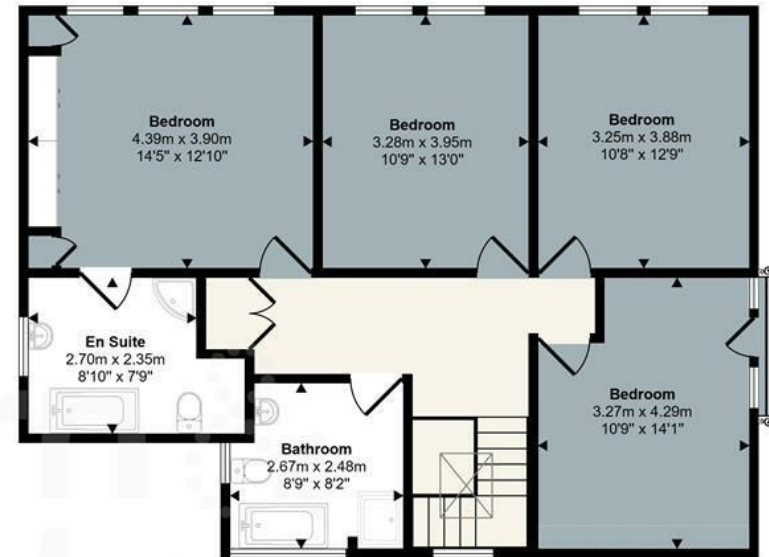








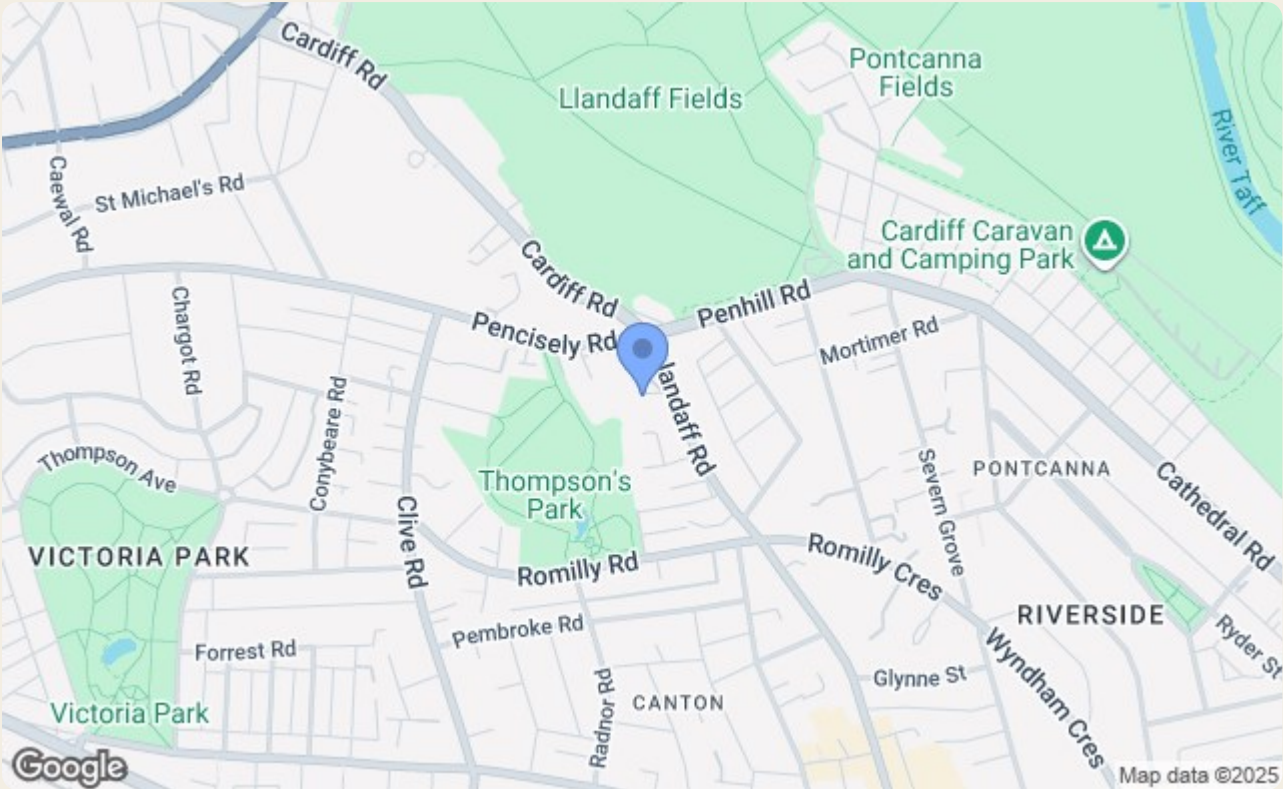
Approx Gross Internal Area  
221 sq m / 2382 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
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