

Llanfair Road

CARDIFF, CF11 9PZ

GUIDE PRICE £575,000

Hern &
Crabtree



Llanfair Road

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 has been completely transformed to an exceptional standard. The reconfigured accommodation includes a beautiful bay-fronted, open plan living room/ sitting room, contemporary style cloakroom and a well designed, spacious open kitchen/ dining/ living space with french doors offering access to a landscaped garden.

Upstairs are three good size bedrooms and a modern bathroom with a further fourth bedroom courtesy of a loft conversion, with a useful en suite shower room.

An attractive landscaped low-maintenance garden is positioned at the rear of the property

The property is perfectly placed within easy reach of parks, restaurants, boutiques and schools & the city centre of Cardiff is within easy reach.



1517.00 sq ft

Front

Front forecourt garden. Low rise brick wall.

Reception hall

The property is entered through double glazed panelled door to the reception hall. Feature ornate tiled flooring. Radiator. Smooth plastered ceiling. Door to understairs storage cupboard Door to cloakroom.

Lounge/ sitting room

A beautifully presented, open plan lounge/ sitting room, providing an ideal space for families and entertaining. Feature herringbone style flooring. Double glazed bay window to the front elevation with fitted plantation shutters. Feature inset fireplace with tiled hearth. Smooth plastered ceiling. Spotlights to the ceiling & mains ceiling light points. Feature glass blocks to the rear of the sitting area, which offer additional light to this area.

Kitchen/ dining room

A stylish, light and spacious open plan family kitchen/ dining room.

The kitchen is well designed and offers a wide range of matching wall and base units with cupboards and drawers with navy doors and wood effect work surfaces over. One and a half bowl ceramic sink drainer unit with mixer tap above. Space for range cooker with gas and electric points and chimney style extractor fan above. Integrated dishwasher. Integrated fridge freezer. Ample space for dining table and chairs. Tiled flooring. Radiator. Smooth plastered ceiling. Spotlights to the ceiling. Double opening, double glazed french doors to the rear elevation giving access to the garden. Two skylight windows. Walls are part tiled. Under cupboard lighting.

Cloakroom

A modern two piece suite in white comprising: close coupled WC and wash hand basin with tiled splashback. Extractor. Double glazed window to the side elevation.

Landing

A split level landing with staircase rising to the second floor with newel posts and spindles and understairs storage cupboard. Access to:

Bedroom one

A light and spacious principle bedroom. Double glazed bay window to the front elevation with fitted plantation shutters and an additional double glazed window to the front elevation. Stripped wooden floorboards. Panelled radiator. Spotlights to the ceiling. Smooth plastered ceiling.

Bedroom two

A lovely second double bedroom. Double glazed window to the rear elevation. Radiator. Smooth plastered ceiling. Spotlights to the ceiling.

Bedroom three

A third double bedroom with double glazed window to the side elevation. Radiator. Smooth plastered ceiling. Spotlights to the ceiling.

Family bathroom

A three piece suite in white comprising: panelled bath with mains pressure shower over & screen, pedestal wash hand basin and close coupled WC. Walls are part tiled. Tiled flooring. Heated towel radiator. Electric shaving point. Double glazed window to the side elevation.

Landing

Skylight window. Wired for wall light. Door to:

Bedroom four

A double bedroom, skylight window. Cupboards to under eaves storage. Smooth plastered ceiling. Spotlights to the ceiling. Radiator.

En suite shower room

A three piece suite comprising: fitted shower cubicle with folding screen, wash hand basin and WC. Skylight window. Tiled flooring.

Garden

Enclosed rear garden. Roller garage door. Brickwork patio. Outside light. Timber frame storage shed.

Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are

appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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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		
	61	76
England & Wales		EU Directive 2002/91/EC

