



Flat 2, 96 Llandaff Road, Cardiff, CF11 9NN

£1,250 PCM

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Charming First Floor Apartment in Pontcanna

Located on the first floor of a well-maintained building, this two-bedroom apartment offers a bright and comfortable living space. Ideal for professionals or couples, it combines practical features with a prime Pontcanna location.

Spacious and Light Living Room

Enter into a welcoming living room with ample natural light streaming through UPVC double glazed window. The room provides plenty of space for both relaxation and entertaining guests. Neutral décor throughout allows for easy styling to personal taste.

Separate Fitted Kitchen

Adjacent to the living room, the separate kitchen features modern fitted cabinetry, oven, hob, and integrated extractor hood. Plenty of storage and countertop space make meal preparation a breeze.

Two Double Bedrooms

Both bedrooms are generously sized doubles, each with space for large beds, wardrobes, and bedside tables. High ceilings and big windows create a spacious, airy feel. The layout suits sharers or provides a work-from-home option.

Family Bathroom

The centrally located bathroom includes a full-size bath with an overhead shower, basin, and WC. Clean lines, neutral tiling, and a heated towel rail ensure comfort and convenience.

Quality Fixtures & Comfort

UPVC double glazed windows throughout help maintain warmth and reduce noise.

Gas central heating ensures efficient and controllable warmth during colder months.

Off-Road Parking & Communal Grounds

Residents benefit from allocated communal off-road parking, a key advantage in this popular area. The building is well-maintained and secure, offering peace of mind.

Prime Pontcanna Location

Nestled in one of Cardiff's most sought-after neighbourhoods, the apartment offers a vibrant lifestyle. Enjoy local cafés, boutique shops, and trendy bars just steps away.

- Chapter Arts Centre, with its cinemas, exhibitions, workshops, and café-bar, is a short walk.
- Llandaff Fields provides green open space for jogging, picnics, and relaxation.
- Excellent transport links offer fast access to Cardiff centre, the train station, and routes across South Wales and beyond.

Who It Suits

- Professionals seeking city proximity and local amenities
- Couples wanting space, comfort, and a lively neighbourhood
- Young families or sharers attracted by nearby green spaces and social scene

Council Tax

Band C



