

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

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LLANFAIR ROAD
PONTCANNA



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PONTCANNA, CF11 9QA - £525,000

Welcome to Llanfair Road, Pontcanna, Cardiff - a charming Victorian terraced house that exudes elegance and style. This beautifully presented property boasts 2 reception rooms, 3 bedrooms, and 1 bathroom, offering a perfect blend of classic architecture and modern amenities.

As you step inside, you'll be greeted by a light and spacious interior that is sure to make you feel right at home. The stylish kitchen benefits a feature island, while the 2 reception rooms provide ample space for entertaining guests or simply relaxing.

With a generous 1,172 sq ft of living space, there is plenty of room for you to move around and make this house your own. The property's Victorian charm shines through, adding character and warmth to every corner.

Located in the heart of Pontcanna, this house offers not just a place to live, but a lifestyle. With its convenient location, you'll have easy access to local amenities, parks, and excellent schools, making it an ideal choice for all.

 3 bedroom(s)  1 bathroom(s)  1172.00 sq ft

HALLWAY

Feature flooring right through the hallway and kitchen.

LOUNGE

4.55m into bay x 3.7m (14'11" into bay x 12'1")

Open plan living and dining area, fitted furniture and french doors to the garden

DINING AREA

3.13m x 3.13m (10'3" x 10'3")

KITCHEN

4.27m x 3.03m (14'0" x 9'11")

Newly fitted kitchen and feature island unit. door to:

UTILITY

3.1m x 1.67m (10'2" x 5'5")

LANDING

BEDROOM ONE

4.55m into bay x 4.91m (14'11" into bay x 16'1")

BEDROOM TWO

3.13m x 3.13m (10'3" x 10'3")

BEDROOM THREE

2.67m to 1.99m x 3.04m (8'9" to 6'6" x 9'11")

Currently used as a home office.


FAMILY BATHROOM

A modern bathroom suite with stylish wall and floor tiling, bath with overhead shower, vanity wash hand basin, uPVC double glazed window, heated towel rail and close coupled WC

GARDEN

Enclosed low maintenance rear garden with wall boundary and 2 x outside storage cupboards.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



94 Llanfair Road, Pontcanna
 Total Area: 1172 ft² ... 108.9 m²
 All measurements are approximate and for display purposes only