

# Llanfair Road

CARDIFF, CF11 9PZ

GUIDE PRICE £450,000

Hern &  
Crabtree



# Llanfair Road

Located in the ever-popular area of Pontcanna, this superb traditional bay-fronted family home is offered to the market with no onward chain.

Boasting generous and versatile accommodation throughout, the property comprises three double bedrooms, three reception rooms and a spacious kitchen, providing ample space for a growing family. A first-floor bathroom serves the bedrooms, while the well-proportioned living areas offer flexibility for modern family life, home working or entertaining.

The home is double glazed throughout and benefits from a recently upgraded gas combination boiler. Although some modernisation is required, the property offers fantastic potential and retains all the key ingredients to create a wonderful long-term family home.

Externally, the property enjoys a generous rear garden with excellent scope for landscaping or further enhancement (subject to the necessary consents). Rear lane access provides added convenience, particularly for cyclists or for secure access and storage.

Ideally situated, the property is within easy reach of Llandaff Fields and Thompson's Park, as well as a superb selection of independent cafés, boutiques and restaurants that make Pontcanna one of Cardiff's most sought-after residential locations.



# 1235.00 sq ft

## Front

Front forecourt garden. Low rise brick wall with wrought iron gate. Storm porch.

## Porch

Enter via a wooden obscure glazed door to the front elevation with window over. Coved ceiling. Door leading to:

## Hallway

Coved ceiling. Stairs rise up to the first floor. Under stairs storage cupboard. Radiator.

## Living Room

Double glazed bay window to the front elevation. Coved ceiling. Picture rail. Gas fire with wooden mantelpiece, tiled surround and hearth. Radiator.

## Sitting Room

Wooden glazed door to the rear elevation with window over. Coved ceiling. Picture rail. Chest freezer. Stripped wooden flooring. Radiator.

## Dining Room

Double glazed window to the side elevation. Fitted storage into alcove. Understairs storage cupboard. Radiator.

## Kitchen

Double glazed window to the side elevation. Double glazed window to the rear elevation. Obscure glazed door to the side elevation. One and half bowl composite sink and drainer with mixer tap. Wall and base units with worktops over. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Base fridge freezer. Washing machine. Dishwasher. Tiled flooring. Two radiators.

## Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Split level landing. Loft access hatch.

## Bedroom One

Two double glazed windows to the front elevation. Stripped wooden flooring. Radiator.

## Bedroom Two

Double glazed window to the rear elevation. Fitted wardrobe. Radiator.

## Bedroom Three

Double glazed window to the rear elevation. Fitted cupboard with concealed gas combination boiler. Radiator.

## Bathroom

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

## Garden

Enclosed rear garden. Pedestrian gate leading to rear lane access. Greenhouse. Paved patio. Grass lawn. Mature shrubs and trees. Flower borders. side return. Outside light. Cold water tap. Purpose built storage.

## Additional Information

Freehold. Council Tax Band F (Cardiff). EPC rating D.

## 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.



# 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>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

