





39 Llandaff Road, Pontcanna

£340,000 Freehold

The accommodation briefly comprises lounge/diner, recently renovated kitchen and downstairs bathroom, three bedrooms and loft room. The property further benefits from a private and low maintenance South West facing rear garden, double-glazing, off road parking to the front and gas central heating throughout. The perfect investment, first time purchase or family home.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

ENTRANCE HALL
Entered via uPVC composite door with obscured glass. Dado rail. Laminate wood effect flooring. Pendant light fitting. Understairs storage cupboard. Radiator. Doors to all rooms. Stairs to first floor.

LOUNGE
13' 6" x 10' 2" (4.11m x 3.10m)
Double glazed uPVC window to front aspect. Wood block flooring. Alcoves with log burner, fixed shelving and cupboards. Coving. Pendant light fitting. Radiator. Opening to:

DINING ROOM
11' 4" x 9' 10" (3.46m x 2.99m)
Wooden laminate flooring. Alcoves. Coving. Pendant lights fitting. Radiator. Opening to:

KITCHEN
9' 5" x 7' 4" (2.88m x 2.23m)
Two uPVC double glazed windows to rear aspect. Tiled flooring. New modern fitted kitchen with integrated electric oven and induction hob above with stainless steel extractor and splashbacks above. Fitted wall, base and drawer units with contrasting worktops incorporating stainless steel sink unit with mixer tap over. Space for fridge freezer. Integrated washing machine and dishwasher. Pendant light fitting. uPVC composite door leading to private rear garden.

BATHROOM
8' 0" x 5' 7" (2.44m x 1.69m)
Obscured uPVC double glazed window to rear. White suite comprising vanity wash hand basin with mixer tap over and storage beneath and tiled splashback. Panelled bath with hot and cold mixer tap and mains shower over. Low level WC with concealed cistern. Partly tiled walls. Tiled flooring. Heated towel rail. Pendant light fitting. Cupboard housing Vaillant boiler installed 24/2/21.

FIRST FLOOR LANDING
uPVC double glazed window to rear. Carpeted flooring. Wooden balustrades. Coving. Dado rail. Pendant light fitting. Doors to three bedrooms and stairs leading to loft room.

BEDROOM ONE
11' 4" x 9' 10" (3.46m x 3.00m)
uPVC double glazed window to front aspect. Coving. Carpeted flooring. Fitted wardrobes built in alcoves across one wall. Radiator. Pendant light fitting.

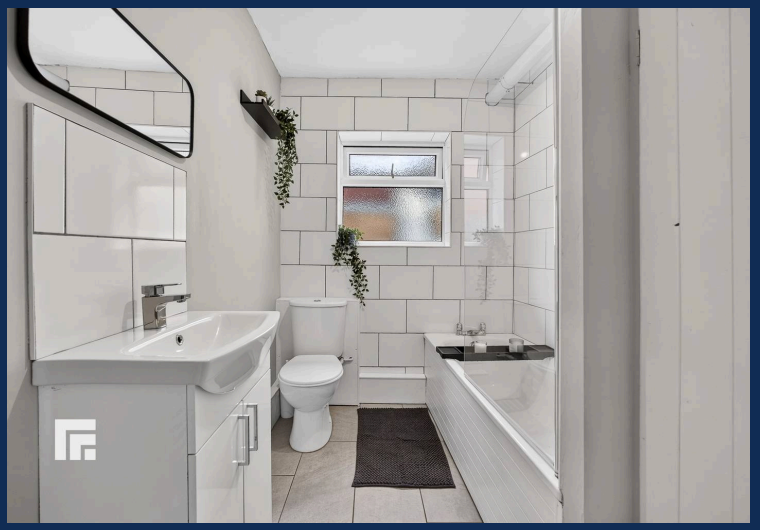
BEDROOM TWO
10' 8" x 9' 10" (3.26m x 3.00m)
uPVC double glazed window to rear aspect. Double bedroom. Coving. Carpeted flooring. Alcoves. Radiator. Pendant light fitting.

BEDROOM THREE
9' 10" x 5' 8" (3.00m x 1.73m)
uPVC double glazed window to front aspect. Carpeted flooring. Coving. Pendant light fitting. Radiator.

LOFT ROOM
16' 1" x 13' 1" (4.89m x 4.00m)
Accessed via fitted staircase from the first floor landing. Two Velux windows. Boarded flooring. Pendant light fitting.

TENURE
MGY are advised that the property is FREEHOLD.

AML
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GARDEN

Delightful rear garden split over two levels. South West facing. Part paved with shingled areas and an array of flower beds. Outside tap. Fenced and brick walls borders. Garden shed.

OFF STREET

1 Parking Space

Hard standing to front currently used as off road parking



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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