

Llwynfedw Road

CARDIFF, CF14 1UL

GUIDE PRICE £399,950

**Hern &
Crabtree**



Llwynfedw Road

No Chain. Tucked at the end of a quiet cul de sac, this three bedroom mid-terrace period cottage on Llwynfedw Road has the sort of character that immediately draws you in. The moment you step inside, the space feels warm and welcoming. The living room sets the tone with its classic cast iron fireplace and elegant detailing, flowing through to a sociable kitchen and dining area. At the rear, a light filled sitting room opens onto a mature generous garden, creating a calm backdrop for morning coffee, family meals or slow Sunday afternoons.

It is a home that has been lovingly cared for. Coved ceilings, picture rails and period touches remain intact, yet the layout supports modern living. Everything feels considered and easy, making the house ideal for anyone seeking charm without the upkeep of a larger period property. It also benefits from a driveway to the front with off street parking for two to three vehicles.

The location is one of the key attractions. Rhiwbina is one of Cardiff's most desirable suburbs, known for its leafy streets, independent cafés and strong village feel. Weekends are spent walking to the bakery, meeting friends at the local coffee shop or exploring nearby parks and the Wenallt woodland. Schools with strong reputations are within easy reach, and Rhiwbina Station offers effortless access to the city centre. The A470 and M4 are also close, making travel simple.

This is a home that will resonate with young families and downsizers in equal measure. It offers character, convenience and a relaxed sense of community in a setting that feels both peaceful and connected. A cottage with heart, in a suburb that feels like a village.



1025.00 sq ft

Entrance and Porch

Approached via Llwynfedw Road, the property is entered through a composite door featuring a small double-glazed panel of obscure glass at its centre, leading into a welcoming porch. The space is floored with elegant tiles, complemented by double-glazed windows to the left and right, offering natural light while maintaining privacy

Hall

The hall features coved ceilings, a dado rail, and a wooden floor. A staircase rises to the first floor, and the hall provides access to the principal reception rooms.

Living Room

The living room, positioned at the front of the house, enjoys a generous double-glazed window that fills the space with daylight. Coved ceilings, picture rail, and a radiator add character, while the flow leads seamlessly to the kitchen.

Kitchen

The kitchen is fitted with base units and laminate work surfaces, housing a four-ring integrated electric hob, integrated microwave, integrated oven, and a stainless-steel sink with drainer. There is space and plumbing for a washing machine and dishwasher, alongside provisions for a fridge and freezer. A double-glazed window faces the front of the property.

Dining Room

Flowing from the kitchen, the dining room features wooden flooring, a radiator, and a traditional fireplace with cast iron mantle, cast iron back, slate hearth, and an electric wood burner. A large, covered space adjoins, currently used as pantry or larder, offering excellent storage.

Sitting Room

To the rear, a generous extension includes double-glazed skylights, radiator, multiple double-glazed windows to the rear and sides, and double-glass patio doors that open onto the garden.

First Floor Landing

The landing is illuminated by a double-glazed rear window and provides access to the loft via hatch. Picture rail, dado rail, and wooden bannisters continue the period character.

Bedroom One

Double aspect with front and rear windows, complemented by a radiator.

Bedroom Two

Double-glazed window to the front, built-in cupboard housing the hot water boiler with shelves, picture rail, and radiator.

Bedroom Three

Double-glazed window to the rear, picture rail, and radiator.

Bathroom

Fitted with a bath with shower attachment, sink, toilet, and heated towel rail. Laminate flooring and fully tiled walls are paired with a double-glazed, obscure window to the front.

Gardens and Exterior

The rear garden is accessed via three steps down to a patio and two further steps down to the lawn, bordered by mature hedges on all sides and a shed at the rear. The front of the property features a gravel driveway with space to park three cars, flanked by low hedges providing a sense of privacy.

Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is E

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

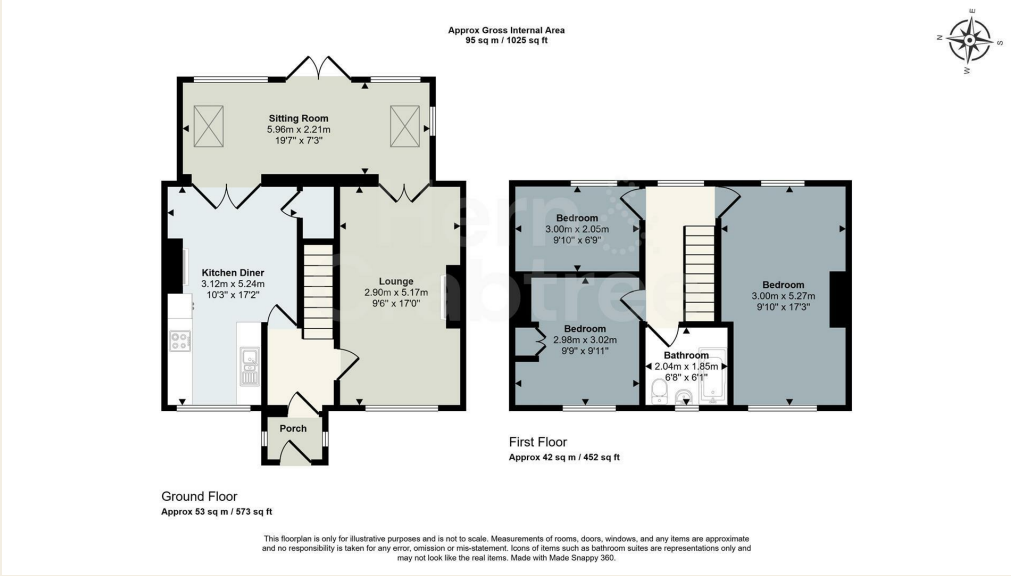
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	47	74
England & Wales		EU Directive 2002/91/EC



Hern & Crabtree

02920 620 202 | heath@hern-crabtree.co.uk | hern-crabtree.co.uk | 304 Caerphilly Road, Heath, Cardiff, CF14 4NS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.