Llanfair Road

PONTCANNA, CF11 9PZ

GUIDE PRICE £440,000

Hern & Crabtree



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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.











Approx 1235.00 sq ft

Council Tax Band: F

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 mantlepiece, 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.

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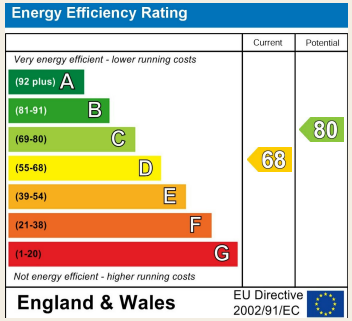







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