

WRIGHTS.

Flat 2, 104 Llandaff Road, Cardiff

Cardiff

Offers Over **£300,000**





Flat 2, 104 Llandaff Road

Cardiff

Large three-bedroom duplex apartment with off-road parking and share of freehold. Recently upgraded kitchen and bathroom, new boiler in 2026. Popular location close to Pontcanna, Canton and parkland.

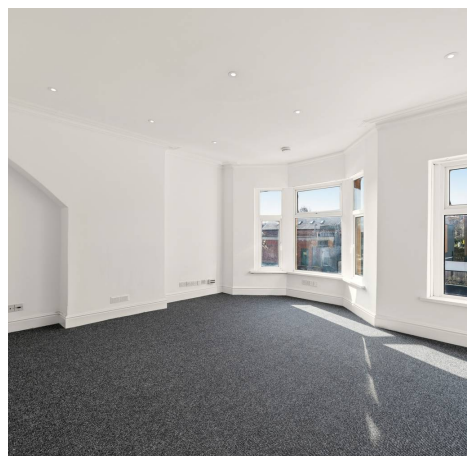
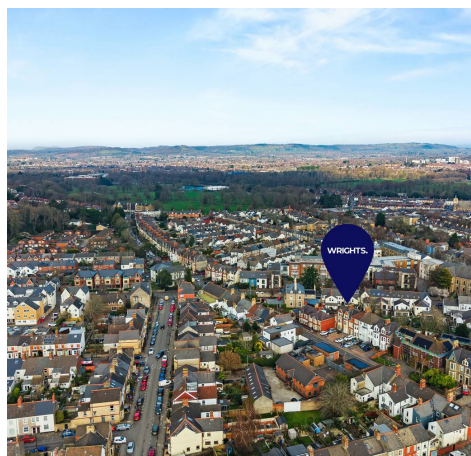
Council Tax band: E

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- LARGE THREE BEDROOM DUPLEX APARTMENT
- NEWLY INSTALLED KITCHEN (2026)
- SOUGHT AFTER LOCATION CLOSE TO PONTCANNA
- 1,204 SQ FT OF ACCOMMODATION
- RECENTLY RENOVATED BATHROOM (2026)
- NEW GAS BOILER UNDER WARRANTY (2025)
- DRIVEWAY PARKING
- NEAR LLANDAFF FIELDS & THOMPSON'S PARK
- WALKING DISTANCE TO CAFÉS
- SHARE OF FREEHOLD



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**Foyer**

17' 5" x 4' 3" (5.30m x 1.30m)

Kitchen

11' 6" x 10' 6" (3.50m x 3.20m)

Cupboard

2' 11" x 4' 7" (0.90m x 1.40m)

Bedroom 3

9' 6" x 10' 10" (2.90m x 3.30m)

Bathroom**Living Room**

17' 1" x 16' 9" (5.20m x 5.10m)

Primary Bedroom

14' 5" x 16' 9" (4.40m x 5.10m)

Bedroom 2

13' 1" x 11' 2" (4.00m x 3.40m)



DRIVEWAY

1 Parking Space







Total: 107 m2
 Ground Floor: 7 M2, First Floor: 61 M2, Second Floor: 39 m2
 Excluded Areas: Low Ceiling: 5 M2, Walls: 12 m2

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