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CARDIFF

VALE

CAERPHILLY

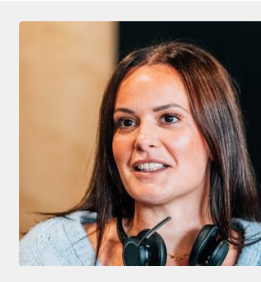
BRISTOL





A refurbished terrace within short walk of Pontcanna and Cowbridge Road East.

Comments by Mrs Ruby Ledley



Property Specialist
Mrs Ruby Ledley
Valuer

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Comments by the Homeowner





Llandaff Road

Canton, Cardiff, CF11 9NH

Guide Price

£350,000



3 Bedroom(s)



2 Bathroom(s)



1033.00 sq ft



Contact our
Pontcanna Branch

02920 499680

Situated on the ever-popular Llandaff Road in the heart of Canton, this beautifully presented Victorian terraced home effortlessly combines period charm with modern-day living. Offering approximately 1,033 sq. ft. of well-proportioned accommodation, the property features three generous double bedrooms, making it an excellent choice for families, professionals, or anyone looking for extra space.

The ground floor offers two spacious reception rooms, providing versatile living and dining areas that are perfect for both everyday life and entertaining. The thoughtful layout creates a bright and welcoming atmosphere throughout. The home also benefits from two well-appointed bathrooms, adding practicality and convenience for modern living.

To the rear, a well-maintained private garden provides a peaceful outdoor retreat.

Perfectly positioned in one of Cardiff's most desirable neighbourhoods, the property is within easy walking distance of Canton & Pontcannas excellent selection of independent cafés, restaurants, bars, and local shops. Beautiful green spaces, including nearby parks, are also close at hand, while Cardiff City Centre is easily accessible.

Blending timeless Victorian character with contemporary comforts in a superb central location, this is a fantastic opportunity to acquire a wonderful home in one of Cardiff's most vibrant and sought-after communities.



Hallway	EPC
Lounge 11'3" x 16'4" (3.45 x 5)	RATING C
Sitting Room/Dining Room 8'1" x 10'9" (2.47 x 3.3)	Tenure
Kitchen/Diner 8'10" x 24'4" (2.71 x 7.44)	Freehold. This is to be confirmed by your legal representative.
Landing	Council Tax
Bedroom One 13'10" x 12'9" (4.24 x 3.9)	BAND E
En-suite	School Catchment
Close coupled WC, vanity wash hand basin, extractor fan and shower cubicle.	
Bedroom Two 9'1" x 10'11" (2.78 x 3.33)	
Bedroom Three 8'6" x 13'5" (2.6 x 4.1)	
Bathroom	
Garden	
Enclosed west facing rear garden	

