

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



LLANDAFF ROAD  
CANTON



#### HALL

#### LOUNGE

4.06m x 3.76m (13'4 x 12'4)

#### DINING ROOM

3.86m x 3.84m (12'8 x 12'7)

#### KITCHEN

3.28m x 4.06m (10'9 x 13'4)

#### UTILITY ROOM

#### LANDING

#### BEDROOM 1

5.13m x 3.76m (16'10 x 12'4)

#### BEDROOM 2

3.86m x 3.84m (12'8 x 12'7)

#### BEDROOM 3

3.25m x 3.53m (10'8 x 11'7)

#### BATHROOM

#### GARDEN

Enclosed courtyard garden

#### EPC

RATING D

#### COUNCIL TAX

Band E

#### TENURE

Freehold -To Be confirmed by your legal advisor

#### SCHOOL CATCHMENT

Severn Primary School

Fitzalan High School (year 2024-25)

Ysgol Pwll Coch (year 2024-25)

Ysgol Gyfun Gymraeg Plasmawr (year 2024-25)





## LLANDAFF ROAD

CANTON, CF11 9NF - £350,000

3 Bedroom(s) 1 Bathroom(s) 1237.00 sq ft

Jeffrey Ross welcome to the market this stylish 3 bedroom house on Llandaff Road in the vibrant area of Canton, Cardiff. This charming end-of-terrace house offers a delightful blend of space and style. Spanning an impressive 1,237 square feet, this property is larger than most in the vicinity, making it an ideal choice for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for residents. The layout is both practical and appealing, allowing for a seamless flow between the living areas. The home is complemented by three generously sized double bedrooms, ensuring comfort for all occupants.

With its stylish design and thoughtful layout, this house is perfect for those who appreciate contemporary aesthetics combined with functional living spaces.

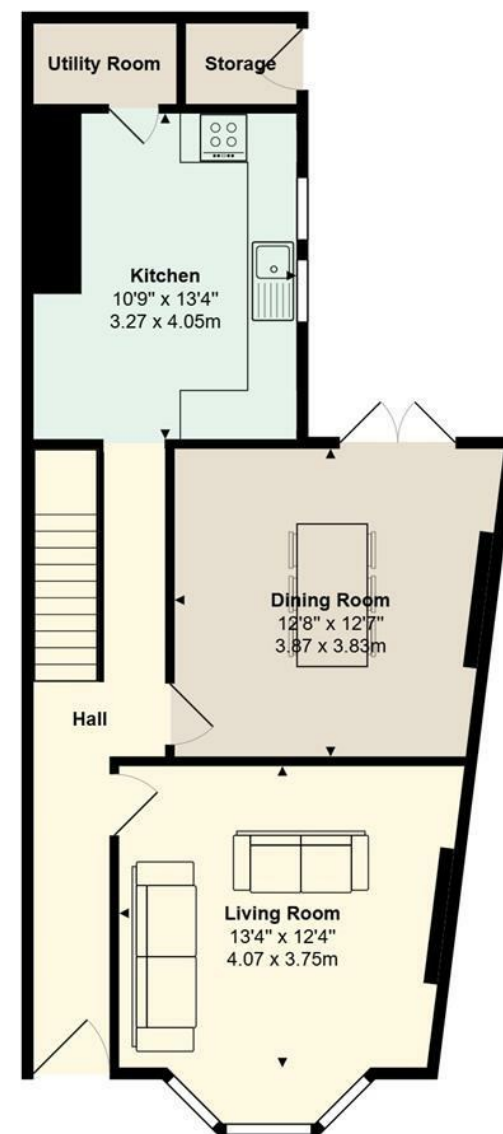
Situated in a sought-after location, residents will enjoy easy access to local amenities, parks, and excellent transport links, making it a convenient base for both work and leisure. This property presents a wonderful opportunity to secure a stylish home in one of Cardiff's most desirable neighbourhoods.



### PROPERTY SPECIALIST

Mrs Ruby Ledley  
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Valuer





**Llandaff Road**  
Total Area: 1278 ft² ... 118.7 m²  
All measurements are approximate  
and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC