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CARDIFF VALE CAERPHILLY BRISTOL



Llandaff Road

CANTON



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

Comments by Mrs Ruby Ledley



Property Specialist

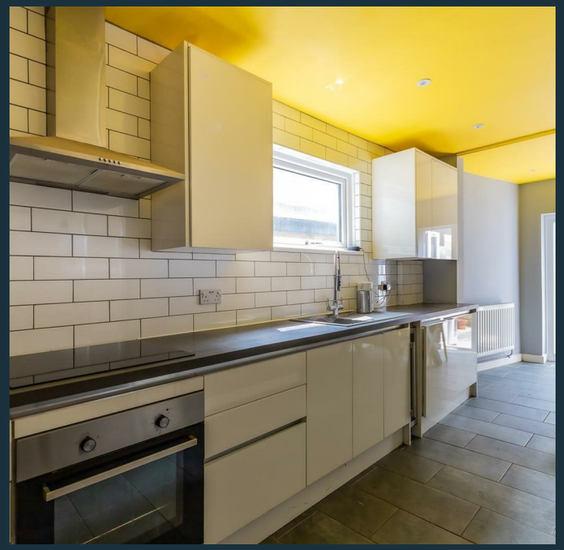
Mrs Ruby Ledley

Valuer

ruby@jeffreyross.co.uk

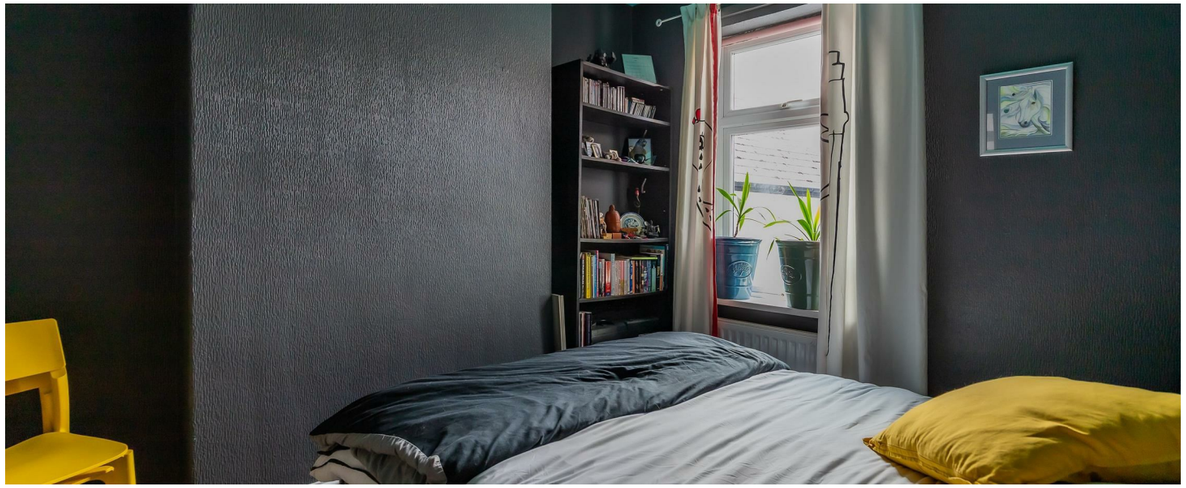
Location to parks, bars, restaurants, cafes, city centre

Comments by the Homeowner





GROSS INTERNAL AREA
FLOOR 1: 49 m², FLOOR 2: 47 m²
TOTAL: 96 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.









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.

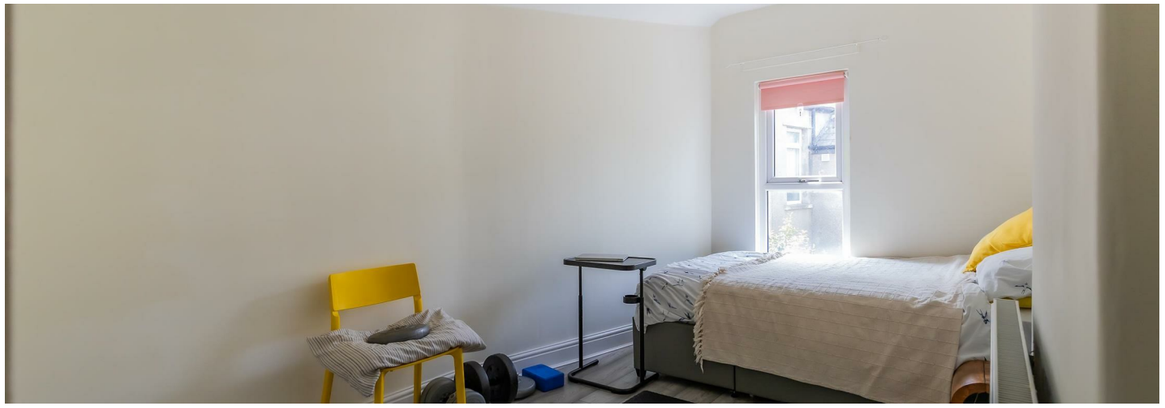
The ground floor offers two spacious reception rooms, providing versatile living and dining areas that are perfect for both everyday life and entertaining. The thoughtful layout creates a bright and welcoming atmosphere throughout. The home also benefits from two well-appointed bathrooms, adding practicality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

Lounge 11'3" x 16'4" (3.45 x 5)

Sitting Room/Dining Room 8'1" x 10'9" (2.47 x 3.3)

Kitchen/Diner 8'10" x 24'4" (2.71 x 7.44)

Landing

Bedroom One 13'10" x 12'9" (4.24 x 3.9)

En-suite

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

EPC

RATING C

Tenure

Freehold. This is to be confirmed by your legal representative.

Council Tax

BAND E

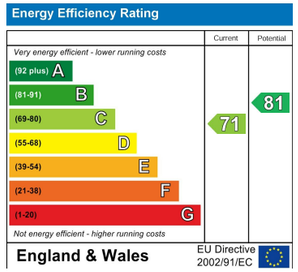
School Catchment










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
71
81
England & Wales
EU Directive 2002/91/EC



