

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



LLANFAIR ROAD
PONTCANNA

LLANFAIR ROAD

PONTCANNA, CF11 9QA - £525,000

Welcome to this charming property located on Llanfair Road in the sought-after area of Pontcanna. This traditional Victorian mid-terrace house boasts a delightful blend of character and modern features, making it a perfect place to call home. As you step inside, you are greeted by two inviting reception rooms, offering ample space for entertaining or relaxing with family. The property further impresses with three cosy bedrooms, including a master bedroom with its own ensuite bathroom for added convenience. The well-presented lounge provides a comfortable setting for unwinding after a long day, while the two bathrooms ensure no more queuing during the morning rush. With a total of 1,109 sq ft of living space, there is plenty of room for all your needs. One of the highlights of this property is the enclosed rear garden, perfect for enjoying a morning coffee or hosting summer barbecues with friends. Additionally, the property comes with the added benefit of no onward chain, making the buying process smoother and quicker. Don't miss out on the opportunity to own this lovely home in a desirable location. Contact us today to arrange a viewing and envision yourself living in this wonderful property on Llanfair Road.

 3 bedroom(s)  2 bathroom(s)  1109.00 sq ft

HALLWAY

1.07m extends to 1.73m x 7.49m (3'6" extends to 5'8" x 24'7")

CLOAKROOM

LOUNGE

4.42m into bay max x 3.66m max (14'6" into bay max x 12' max)

DINING ROOM

3.18m max x 3.05m (10'5" max x 10')

KITCHEN

6.43m x 3.05m (21'1" x 10')

LANDING

4.19m x 1.73m max (13'9" x 5'8" max)

BEDROOM

3.81m x 3.68m (12'6" x 12'1")

ENSUITE

2.92m x 0.99m (9'7" x 3'3")

BEDROOM

3.18m x 3.05m (10'5" x 10')

BEDROOM

3.05m x 2.03mmin (10' x 6'8"min)

BATHROOM

2.62m max x 2.13m max (8'7" max x 7' max)

FRONTAGE

A front forecourt with brick and stone wall boundary. Pathway to entrance door. Mature shrubs.

REAR GARDEN

An enclosed rear garden with stone wall and wooden fence boundaries. Patio seating area. Raised area laid with artificial grass.

EPC RATING

Rated C

COUNCIL TAX

Band F

CONSTRUCTION

Traditional brick construction with pitched roof

BROADBAND

Up to 1000Mbps

MOBILE SIGNAL VOICE

O2 for data and voice calls is rated as likely

ADDITIONAL INFO

Our seller client is offering this property with no onward chain

TENURE

We have been advised that the property is Freehold. Your legal representative should confirm this.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

