www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL



Llandaff Road

CANTON



Comments by Mrs Ruby Ledley



Property Specialist

Mrs Ruby Ledley

Valuer

ruby@jeffreyross.co.uk

Comments by the Homeowner



Llandaff Road

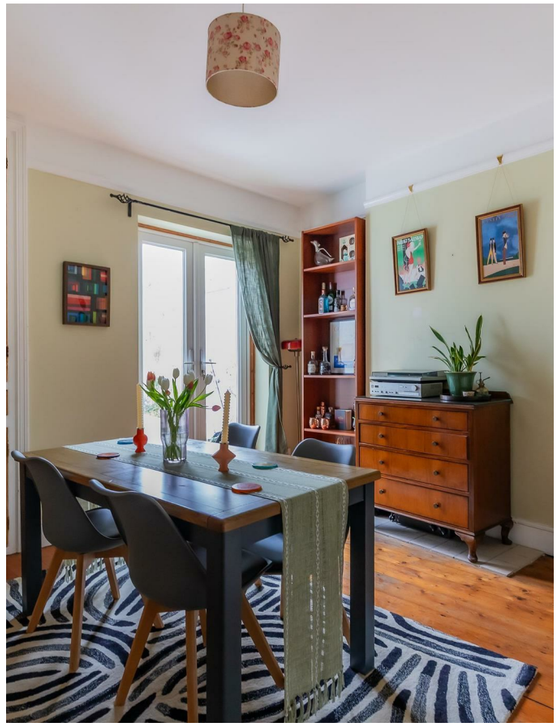


Total Area: 1278 ft² ... 118.7 m²

All measurements are approximate
and for display purposes only









Llandaff Road

Canton, Cardiff, CF11 9NF

Guide Price

£375,000

3 Bedroom(s) | 1 Bathroom(s) | 1278.00 sq ft



Contact our

Pontcanna Branch

02920 499680

Jeffrey Ross are delighted to bring to market this stylish and spacious three-bedroom end-of-terrace home, situated on Llandaff Road in the ever-popular area of Canton, Cardiff. Offering an impressive 1,237 sq ft of accommodation, this property is notably larger than many neighbouring homes and provides an excellent blend of character, style and practicality.

The property boasts two well-proportioned reception rooms, offering versatile spaces for both relaxing and entertaining, alongside a well-appointed layout that lends itself perfectly to modern living. Upstairs, you'll find three generous double bedrooms, each offering plenty of space and comfort.

Combining stylish interiors with spacious accommodation, this is an ideal home for families, professionals or anyone looking for a little extra room.

Conveniently positioned in a sought-after location, the property benefits from a wealth of nearby amenities, green spaces and excellent transport links, making it ideal for commuting and enjoying everything Cardiff has to offer. A fantastic opportunity to acquire a spacious and stylish home in the heart of Canton.





Hallway

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

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

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

Utility Room

Storage

Landing

Bedroom 1 16'10 x 12'4 (5.13m x 3.76m)

Bedroom 2 12'8 x 12'7 (3.86m x 3.84m)

Bathroom

Bedroom 3 10'8 x 11'7 (3.25m x 3.53m)

Garden

EPC

Council Tax

BAND E

School Catchment

My English medium primary catchment area is Severn Primary School

My English medium secondary catchment area is Fitzalan High School

My Welsh medium primary catchment area is Ysgol Gymraeg Pwll Coch

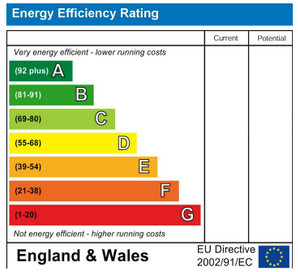
My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr


relax








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
England & Wales
EU Directive 2002/91/EC



