

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



LLANDAFF ROAD
CANTON

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CANTON, CF11 9NF - £340,000

Welcome to this charming three-bedroom house located on Llandaff Road in Cardiff and is located in close proximity to Canton, Pontcanna, Victoria Park & Llandaff Fields. This delightful mid-terrace property boasts a generous 1,150 sq ft of living space, perfect for a growing family or those who love to entertain. Upon entering, you are greeted by not one, but two inviting reception rooms, offering ample space for relaxation and social gatherings. The well-presented interiors create a warm and welcoming atmosphere, making you feel right at home from the moment you step inside. With three spacious bedrooms, there is plenty of room for the whole family to unwind and enjoy their own personal space. The bathroom provides convenience for busy mornings or a relaxing soak after a long day there is also a separate ground floor cloakroom. Situated close to Canton High Street, you'll have easy access to a variety of shops, cafes, and amenities, ensuring that everything you need is just a stone's throw away. Whether you're looking to grab a quick coffee or do some shopping, this location has it all. Don't miss out on the opportunity to make this lovely property your new home. Book a viewing today and experience the comfort and convenience that this house on Llandaff Road has to offer.

3 bedroom(s) 1 bathroom(s) 1150.00 sq ft

ENTRANCE HALLWAY
4.57m;1.22m x 0.99m (15;4" x 3'3")

LIVING ROOM
4.39m x 3.58m (14'5" x 11'9")

DINING ROOM
3.89m x 3.73m (12'9" x 12'3")

KITCHEN
5.18m x 3.28m (17'12 x 10'9")

LANDING

BEDROOM
4.67m x 3.66m (15'4" x 12')

BEDROOM
3.63m x 3.00m (11'11" x 9'10")

BEDROOM
3.71m x 3.33m (12'2" x 10'11")

BATHROOM
2.36m x 1.68m (7'9" x 5'6")

REAR GARDEN
An attractive south westerly facing garden with attractive stone wall boundaries and a block paved patio. A range of established plants and shrubs.

COUNCIL TAX
Band E

EPC RATING
TBC

TENURE
We have been advised the property is freehold. Your legal representative will confirm this.



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

