

Llanfair Road

CARDIFF, CF11 9QA

GUIDE PRICE £475,000

**Hern &
Crabtree**



Llanfair Road

Offered for sale with no onward chain!

This handsome bay fronted Victorian terrace retains much of its original character, with high ceilings, picture rails, feature fireplaces and generous proportions running throughout.

The entrance hall sets an immediate sense of warmth, leading into a bright bay fronted sitting room centred around an original cast iron feature fireplace with bespoke shelving and cabinetry. A wide opening connects the space to the dining room beyond, creating an easy flow between the two reception areas and a layout that lends itself naturally to both everyday living and entertaining.

To the rear, the kitchen has been thoughtfully arranged with granite work surfaces, fitted cabinetry and space for informal dining, while the adjoining utility room provides valuable additional storage and practicality. Upstairs are three bedrooms and a well appointed bathroom, with the principal bedroom spanning the width of the house to the front elevation.

Outside, the rear garden has been designed with low maintenance in mind, offering a paved seating area, mature planting and useful brick built stores including former coal storage and an outside WC. To the front is a traditional forecourt garden enclosed by mature hedging.

Llanfair Road sits moments from the green open spaces of Llandaff Fields and within easy reach of the independent cafés, restaurants and local shops that have made Pontcanna one of Cardiff's most desirable neighbourhoods.



1130.00 sq ft

Entrance Porch

Entered via a composite front door with decorative glazed panels and matching glazed sections above and to the side, opening into a useful entrance porch.

Entrance Hall

Coved ceiling, dado rail, wooden flooring, radiator, staircase rising to the first floor with open understairs area.

Living Area

Double glazed sash style bay window to the front elevation, coved ceiling, picture rail, radiator, original feature fireplace with cast iron surround and slate hearth, built in shelving and cupboards to either side of the chimney breast. Open through a wide square archway into the dining room.

Dining Area

Double glazed door opening to the rear garden, coved ceiling, picture rail, radiator, built in cupboards.

Kitchen

Double glazed window to the side elevation, coved ceiling, tiled flooring, fitted wall and base units with granite work surfaces, ceramic sink unit, integrated four ring gas hob with integrated electric oven and grill beneath, radiator, feature fireplace with wooden surround, built in cupboard.

Utility Room

Double glazed window to the side elevation and double glazed door to the side, tiled flooring continued from the kitchen, laminate work surfaces, stainless steel sink and drainer, space and plumbing for washing machine and dishwasher, space for fridge freezer, radiator.

Landing

Coved ceiling, picture rail, wooden balustrade, radiator, built in storage cupboard, access to loft space.

Bedroom One

Two sash style windows to the front elevation, coved ceiling, radiator.

Bedroom Two

Double glazed window to the rear elevation, coved ceiling, picture rail, timber panelling beneath dado height, radiator.

Bedroom Three

Double glazed window to the rear elevation, coved ceiling, radiator, disused fireplace, built in cupboard housing the combination boiler.

Bathroom

Double glazed window to the side elevation, recessed lighting, tiled walls and tiled flooring, panelled bath with shower over, wash hand basin, WC, heated towel rail.

Front Garden

Forecourt style front garden enclosed by mature hedging and metal gate with pathway leading to the front entrance.

Rear Garden

Low maintenance paved rear garden enclosed by timber fencing with mature planted borders. Two useful outbuildings including former coal storage and outside WC.

Additional Information

Freehold. Council Tax Band (Cardiff). EPC rating.

Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

