



# Llanfair Road

| Pontcanna | Cardiff | CF11 9QB

# LLANFAIR ROAD

Guide Price £389,950



mature shrubs, two outbuildings.

## Additional Information

We have been advised by the vendor that the property is ...  
Council Tax Band -

A wonderful opportunity to acquire a substantial end-of-terrace house and to re establish it as a prime Pontcanna home. This chain-free house is ripe for a transformation, and currently comprises three reception rooms, a kitchen, three bedrooms, and a bathroom. Outside the property is well positioned with views along the street towards Llandaff Fields to the front aspect. The rear garden is a real gem that also offers a huge amount of potential.

## Internal Porch

Door to the front, window over, tiled sidings, tiled floor, into hallway.

## Hallway

Entered via wooden glazed door, radiator, stairs to the first floor with an under stair storage cupboard. doors lead through to the living room, sitting room and dining room.

## Living Room

12'6 max x 14'1 max into bay  
Double glazed bay window to the front, coved ceiling, ceiling rose, picture rail, gas fire, radiator and door to the sitting room.

## Sitting Room

11'7 x 9'4  
Double glazed door leading to the garden, coved ceiling, ceiling rose, door connect between hallway and living room.

## Dining Room

9'10 x 11'1  
Double glazed window to the

side, gas fireplace, radiator and storage cupboard, door to the kitchen.

## Kitchen

10'0 x 5'8  
double glazed window to the rear, double glazed door to the garden. Range of wall and base units with work tops over, space for an electric cooker, tiled splash back, space and plumbing for washing machine, space for fridge freezer. 1.5 bowl sink and drainer, tiled flooring.

## First Floor

Stairs rise up from the entrance hall with wooden handrail and spindles.

## Landing

Split level landing, loft access hatch, wooden banister, linen cupboard, doors to:

## Bedroom One

16'2 max x 14'2 max  
Bay and a half window to the front, coved ceiling, feature fireplace, picture rail.

## Bedroom Two

12'1 max x 10'3 max  
Double glazed window to the rear, feature fireplace, coved ceiling.

## Bedroom Three

6'9 x 11'9  
Double glazed window to the side, access via corridor, radiator, fitted storage over the corridor walkway at head height.

## Bathroom

9'11 x 6'5  
Double glazed window to the rear, bath with electric shower over, heated towel rail. 'Worcester' gas boiler, airing cupboard housing hot water tank. WC and wash hand basin, tiled splash back, vinyl flooring, loft access hatch.

## Outside

### Front

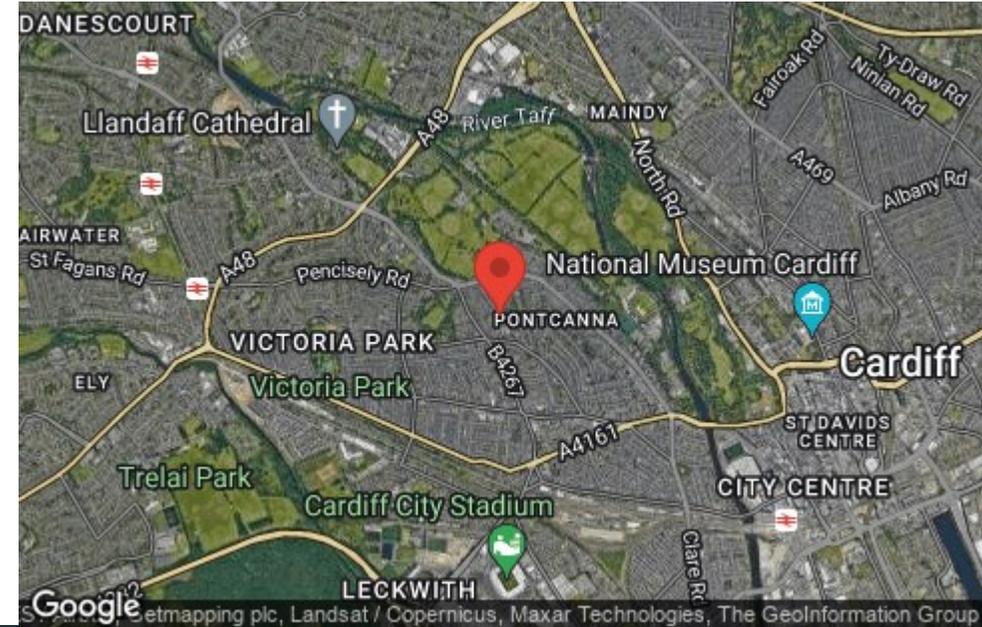
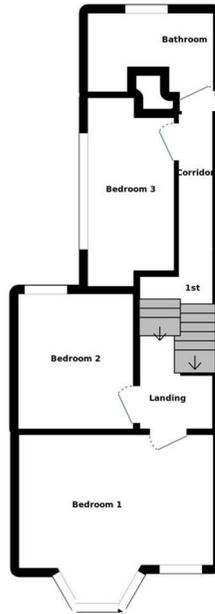
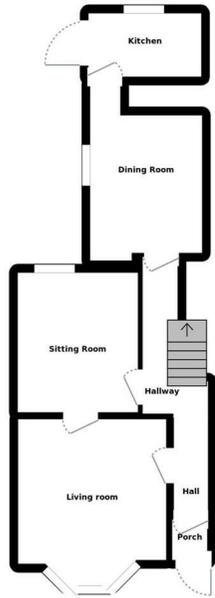
Forecourt garden.

### Rear Garden

Enclosed rear garden with

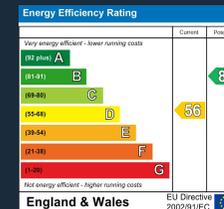


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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.