

Llanfair Road

CARDIFF, CF11 9PZ

GUIDE PRICE £450,000

Hern & Crabtree



# Llanfair Road

A charming three-bedroom mid-terrace home set along the ever-popular Llanfair Road.

Behind its attractive façade and front forecourt garden, the property opens with an immediate sense of space and character. A welcoming porch leads into the entrance hallway, which in turn flows into the elegant bay-fronted living room, where original features gently nod to the home's period heritage. Beyond, a separate sitting room provides a lovely second reception space and enjoys direct access to the rear garden. The dining room sits centrally within the home, linking seamlessly to the generous kitchen at the rear.

Upstairs, the first floor hosts three well-sized bedrooms, offering comfortable accommodation for families, professionals or those working from home, alongside a family bathroom.

One of the true highlights of this home is the impressive rear garden. Larger than many, it enjoys a sunny aspect and is framed by mature shrubs, providing a peaceful setting.

While the property would now benefit from some modernisation, it offers a superb canvas for those looking to create a bespoke family home tailored entirely to their own tastes. Perfectly positioned for local amenities, reputable schools, parks and excellent transport links into the city centre.



# 1235.00 sq ft

## Front

Front forecourt garden. Low rise brick wall with wrought iron gate. Storm porch.

## Porch

Enter via a wooden obscure glazed door to the front elevation with window over. Coved ceiling. Door leading to:

## Hallway

Coved ceiling. Stairs rise up to the first floor. Under stairs storage cupboard. Radiator.

## Living Room

Double glazed bay window to the front elevation. Coved ceiling. Picture rail. Gas fire with wooden mantelpiece, tiled surround and hearth. Radiator.

## Sitting Room

Wooden glazed door to the rear elevation with window over. Coved ceiling. Picture rail. Chest freezer. Stripped wooden flooring. Radiator.

## Dining Room

Double glazed window to the side elevation. Fitted storage into alcove. Understairs storage cupboard. Radiator.

## Kitchen

Double glazed window to the side elevation. Double glazed window to the rear elevation. Obscure glazed door to the side elevation. One and half bowl composite sink and drainer with mixer tap. Wall and base units with worktops over. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Base fridge freezer. Washing machine. Dishwasher. Tiled flooring. Two radiators.

## Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Split level landing. Loft access hatch.

## Bedroom One

Two double glazed windows to the front elevation. Stripped wooden flooring. Radiator.

## Bedroom Two

Double glazed window to the rear elevation. Fitted wardrobe. Radiator.

## Bedroom Three

Double glazed window to the rear elevation. Fitted cupboard with concealed gas combination boiler. Radiator.

## Bathroom

Double glazed obscure window to the side elevation. W/C and wash hand basin. Bath with fitted shower over and glass splashback screen. Tiled walls. Vinyl flooring. Radiator.

## Garden

Enclosed rear garden. Pedestrian gate leading to rear lane access. Greenhouse. Paved patio. Grass lawn. Mature shrubs and trees. Flower borders. side return. Outside light. Cold water tap. Purpose built storage.

## Additional Information

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

## Disclaimer

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