

Llanfair Road

CARDIFF, CF11 9QA

GUIDE PRICE £600,000

Hern &
Crabtree



Llanfair Road

A beautifully presented four-bedroom period home on Llanfair Road.

The ground floor offers two separate reception rooms, with the front living room centred around an exposed brick fireplace and wood-burning stove, while the second sitting room provides a more relaxed space to the rear. Beyond this is a superb extended kitchen and dining area with the dining area opening directly onto the rear garden through bi-folding doors. A utility and ground-floor WC completes the accommodation on this level.

Upstairs are four bedrooms arranged across the first floor, including a principal bedroom with its own en-suite shower room, together with a modern family bathroom. The interiors are light and well considered throughout, with attractive flooring, contemporary fittings and a neutral decorative scheme.

Outside, the rear garden has been designed for easy maintenance, with a paved seating area creating a private space for outdoor dining and entertaining.

Llanfair Road is well placed for enjoying everything Pontcanna has to offer, with a wide choice of independent cafés, restaurants, bakeries and bars close by. Chapter Arts Centre is also within easy reach, while Thompson's Park, Victoria Park and Llandaff Fields provide plenty of nearby green space.



Approx 1112.00 sq ft

Front

Front forecourt garden. Low rise brick wall. Storm porch with tiled flooring and sidings.

Entrance Hall

Enter via a double glazed composite door to the front elevation with window over. Tiled flooring. Half rise feature wall panelling. Dado rail. Radiator. Stairs rise up to the first floor. Understairs storage cupboard.

Living Room

Double glazed bay window to the front elevation with fitted plantation shutters. Coved ceiling. Cast iron log burning stove with slate hearth inset with exposed brickwork chimney breast. Fitted storage and shelving into alcoves. Radiator. Squared off archway with sliding doors to the sitting room.

Sitting Room

Double glazed door to the rear elevation with window over. Parquet style luxury vinyl tile flooring. Radiator. Inset within chimney breast with wooden mantelpiece.

Kitchen/Dining Room

Double glazed bi-folding doors leading to the rear garden. Double glazed window to the side elevation. Base units with quartz worktops over and upstands. Stainless steel one and half bowl inset sink with mixer tap. Integrated five ring gas hob with quartz splashback and cooker hood over. Integrated oven. Integrated microwave. Integrated fridge freezer. Integrated dishwasher. Parquet style luxury vinyl tile flooring. Vertical radiator. Radiator.

Utility/Storage Room

Plumbing and space for washing machine. Fitted hanging rail. Parquet style luxury vinyl tile flooring.

Cloakroom

W/C and wash hand basin. Heated towel rail. Parquet style luxury vinyl tile flooring. Built-in cupboard with concealed gas combination boiler.

Landing

Stairs rising up from the entrance hall. Wooden stairs with fitted stair runner. Wooden handrail and spindles. Matching bannister. Continuation of half rise feature wall panelling. Dado rail. Loft access hatch.

Bedroom One

Double glazed window to the front elevation with fitted plantation shutters. Radiator.

En Suite

Double glazed obscure window to the front elevation. W/C and wash hand basin. Shower quadrant with fitted shower and rainfall shower head. Part tiled walls. Parquet style luxury vinyl tile flooring. Heated towel rail. Extractor fan.

Bedroom Three

Double glazed window to the rear elevation. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Radiator.

Office / Nursery

Double glazed window to the side elevation. Radiator.

Bathroom

Lightwell providing natural light. W/C and wash hand basin with vanity unit. Bath with fitted shower and rainfall shower head. Part tiled walls. Parquet style luxury vinyl tile flooring. Heated towel rail. Extractor fan.

Garden

Enclosed rear garden. Paved patio. Flower borders with planting. Pedestrian gate leading to rear lane access. Side return. Outside light.

Additional Information

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

Disclaimer

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Council Tax Band: E

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Please note: Buyers are required to pay a non refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted in order to proceed with the sale. Details can be found on our website.



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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		
		79
	53	
England & Wales		EU Directive 2002/91/EC



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