

# Llandaff Road

CARDIFF, CF11 9PW

**GUIDE PRICE £330,000**

**Hern &  
Crabtree**



# Llandaff Road

An elegant and highly sought after two bedroom ground floor apartment with a private rear garden, located in the desirable Pontcanna.

Entry leads directly into a generously proportioned lounge, a room that immediately establishes the calm and inviting character of the home. From here, an inner hallway draws the layout together, providing a natural flow through the apartment and access to the principal rooms.

The kitchen and dining area is both practical and sociable, enhanced by a lean to that introduces an abundance of natural light. This bright extension of the space creates a pleasant setting for morning coffee, while the kitchen itself is well arranged for everyday living.

Two well sized bedrooms offer comfortable accommodation. The principal bedroom enjoys the added luxury of a beautifully appointed en suite bathroom with bath, providing a private retreat within the home. A second bedroom offers flexibility, equally suited as a guest room, home office or additional sleeping space. A separate shower room completes the internal arrangement.

A particularly special feature of the apartment lies beyond its doors. The rear garden provides a rare and welcome extension of the living space. Such outdoor space is seldom found with apartment living.

The property is well placed for convenient access to local shops, cafés and everyday amenities, while excellent transport connections make travel across the city straightforward. The cultural life and green spaces really make Pontcanna such a compelling place to live.



# 771.00 sq ft

## Lounge

A beautifully presented reception room. Entered from the communal hallway, through a double glazed composite door. Double glazed bay window to the front elevation with fitted plantation shutters. Coved ceiling. Ceiling rose. Picture rail. Cast iron feature fireplace with wooden mantelpiece and stone hearth. Fitted storage and shelving into alcoves. Wooden flooring. Radiator.

## Inner Hallway

Coved ceiling. Dado rail. Radiator.

## Kitchen/ Dining Room

Double glazed French doors to the lean-to offering natural light. Coved ceiling. A wide range of matching wall and base units with navy panelled doors and light worktops over. Inset sink and drainer unit with mixer tap above. Integrated four ring electric hob with tiled splashback and cooker hood over. Integrated oven. Integrated dishwasher. Space for fridge freezer. Plumbing for washing machine. Feature traditional style storage unit fitted into alcove. Luxury vinyl tile flooring. Radiator. Space for dining table and chairs.

## Conservatory/ Lean to

A useful additional room with double glazed door to the rear garden. Double glazed stained glass windows to the side elevation. PVF roof. Luxury vinyl tile flooring. Power and light.

## Shower Room

W/C and wash hand basin. Shower quadrant with electric shower and glass sliding doors. Part tiled walls. Luxury vinyl tile flooring. Extractor fan.

## Bedroom One

A beautifully presented principal bedroom. Glazed door with glazed window over to the en suite offering natural light. Coved ceiling. Picture rail. Feature wooden wall panelling. Radiator.

## En Suite Bathroom

Double glazed obscure window to the side elevation. Double glazed skylight window. W/C and wash hand basin. Vanity unit. Bath with alcove for toiletries, fitted shower over and glass splashback screen. Part tiled walls. Luxury vinyl tile flooring. Fitted storage and shelving. Heated towel rail. Extractor fan.

## Bedroom Two

A well presented, second double bedroom. Double glazed window to the rear elevation. Radiator. Fitted storage cupboard with concealed gas combination boiler.

## Garden

Enclosed rear garden. Paved seating area and path. Stone chipping. Timber frame seating bench. Raised flower planter. Access to the private parking.

## Parking

Private parking to the rear. Access from the rear lane. Electric roller gate.

## Additional Information

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

## Tenure

Share of the freehold. Shared maintenance costs.

## Disclaimer

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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	68	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

