

Llanfair Road

CARDIFF, CF11 9QA

GUIDE PRICE £600,000

**Hern &
Crabtree**



Llanfair Road

A charming three-bedroom terraced home situated on the ever-desirable Llanfair Road.

To the front of the property, a formal living room welcomes you with its elegant bay sash window and cosy log burner - an inviting space to unwind. The heart of the home lies in the open-plan kitchen, dining, and sitting area, where striking skylight windows bathe the room in natural light. From the sitting area, sliding doors open seamlessly onto the rear garden, creating a lovely indoor-outdoor flow.

Upstairs, the property boasts three generously proportioned bedrooms, ideal for family living, working from home, or hosting guests. The beautifully appointed shower room features a stylish walk-in shower and high-quality finishes.

A low-maintenance rear garden and neat front forecourt complete this delightful home.

Perfectly positioned for convenience, the property offers easy access to local amenities, respected schools, and green open spaces - making it an exceptional place to call home.



Approx 1271.00 sq ft

Council Tax Band: F

Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate.

Hallway

Enter via a traditional wooden glazed door to the front elevation with windows over and to the side. Coved ceiling. Ceiling arch detail. Tiled flooring. Radiator. Stairs rise up to the first floor. Understairs storage cupboard.

Living Room

Double glazed sash bay window to the front elevation. Coved ceiling. Ceiling rose. Cast iron log burner inset within chimney breast. Wooden flooring. Radiator.

Kitchen

Wall and base units with granite worktops over. Ceramic one and half bowl sink and drainer with mixer tap. Integrated five ring induction hob with cooker hood over. Integrated double oven. Integrated dishwasher. Integrated wine cooler. Space for American style fridge freezer. Island with space for seating. Tiled flooring. Underfloor heating.

Dining Room

Double glazed full length window to the rear elevation. Double glazed Velux windows. Tiled flooring. Underfloor heating.

Sitting Room

Double glazed sliding doors leading to the rear garden. Double glazed high level window. Tiled flooring. Underfloor heating.

Study

Coved ceiling. Tiled flooring.

Cloakroom

W/C and wash hand basin. Vanity unit. Part tiled walls. Tiled flooring. Fitted cupboard with plumbing for washing machine and space for tumble dryer.

Landing

Stairs rising up to the first floor. Wooden handrail and spindles. Matching bannister. Split level landing. Fitted linen cupboard with shelving and concealed gas combination boiler. Loft access hatch.

Bedroom One

Double glazed windows to the front elevation. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Radiator.

Bedroom Three

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

Shower Room

Double glazed obscure window to the side elevation. W/C. Wash hand basin. Bidet. Shower quadrant with fitted shower over and glass splashback screen. Tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

Garden

Enclosed rear garden. Paved patio. Stone chippings. Cold water tap. Electric plug points.

Additional Information

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

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss. We recommend you seek advice from your legal conveyancer to ensure accuracy. Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	77	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Hern & Crabtree

02920 228135 pontcanna@hern-crabtree.co.uk hern-crabtree.co.uk 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.