

Llanfair Road

PONTCANNA, CF11 9QB

GUIDE PRICE £625,000

Hern &
Crabtree



Llanfair Road

Set on a highly sought-after street in central Pontcanna, this beautifully presented four-bedroom house combines period charm with high-spec modern living.

Behind the charming frontage lies an elegant entrance hall, setting the tone for the stylish interiors beyond. The ground floor flows effortlessly from a cosy front sitting room through archways into a spacious lounge area and onwards to an outstanding open-plan kitchen and dining space. At the heart of the home, the kitchen is a real showstopper—complete with a central island, sleek cabinetry, and multiple bi-folding doors that open seamlessly onto the rear garden, making it ideal for both everyday family living and sophisticated entertaining. A convenient downstairs cloakroom completes the ground floor.

Upstairs, the first floor offers three generously sized bedrooms along with a beautifully finished family bathroom featuring a walk-in rainfall shower. The second floor is dedicated to a stunning primary suite with built-in storage, a stylish en suite shower room, and French doors opening onto a Juliet balcony with rooftop views over Pontcanna.

Outside, the low-maintenance rear garden is a tranquil haven. Timber decking and an AstroTurf lawn provide the perfect setting for summer dining, family play or a quiet evening unwind—all with minimal upkeep required.

Everything is on your doorstep—from artisan bakeries and independent coffee shops to some of the capital's finest restaurants and boutiques. Pontcanna Fields and Llandaff Fields offer acres of open green space just moments away, perfect for weekend walks, jogs or simply soaking up the sunshine.

For commuters, the city centre is a short stroll or cycle away, while excellent transport links put the rest of Cardiff—and beyond—within easy reach.



1633.00 sq ft

Front

Front forecourt garden. Low rise brick wall with timber gate.

Entrance

Enter via a double glazed composite door to the front elevation with window over. Tiled flooring. Exposed brick wall. Artisan oak flooring.

Sitting Room

Coved ceiling. Stairs rise up to the first floor. Radiator. Artisan oak flooring. Squared off archway leading to the living room. Squared off archway to the kitchen/diner.

Living Room

Double glazed bay window to the front elevation with half rise fitted plantation shutters. Coved ceiling. Ceiling rose. Multi-fuel burner stove with granite hearth and wooden mantle. Fitted shelving into alcoves. Radiator. Artisan oak flooring.

Kitchen/Diner

Double glazed bi-folding doors leading to the rear garden. Double glazed skylight window. Wall and base units with granite worktops over. Island unit with space for seating. Belfast sink unit with mixer tap. Integrated double electric oven. Integrated NEFF ceramic hob with brick tiled splashback and cooker hood over. Space for American style fridge freezer. Plumbing for washing machine. Space for dishwasher. Space for full length wine cooler. Radiator. Granite tiled floor. Exposed brick wall. Radiator.

Lounge

Two double glazed bi-folding doors leading to the rear garden. Exposed brick wall. Radiator. Granite tiled floor.

Cloakroom

W/C and wash hand basin. Part tiled walls. Tiled flooring. Extractor fan.

Landing

Stairs rise up from the sitting room. Wooden handrail and spindles. Matching bannister. Split level landing. Stairs rise up to the second floor. Exposed brick wall. Fitted storage cupboard.

Bedroom One

Double glazed bay and half window to the front elevation with fitted plantation shutters. Fitted wardrobe. Radiator. Stripped wooden flooring.

Bedroom Two

Double glazed window to the rear elevation. Radiator.

Bedroom Three

Double glazed window to the rear elevation. Radiator.

Bathroom

Double glazed skylight window. W/C and wash hand basin. Walk-in shower with rainfall shower head and glass splashback screen. Tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

Second Floor Landing

Stairs rising up from the first floor landing. Dog-leg staircase. Wooden handrail and spindles. Double glazed window.

Bedroom Four

Double glazed French doors to a Juliette balcony with window to the side. Fitted storage cupboard. Radiator. Storage into eave.

En Suite

Double glazed skylight window. W/C and wash hand basin. Bath with mixer tap. Tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

Garden

Enclosed rear garden. Timber decked seating area. Astro turf lawn. Timber frame storage shed. Side return.

Additional Information

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

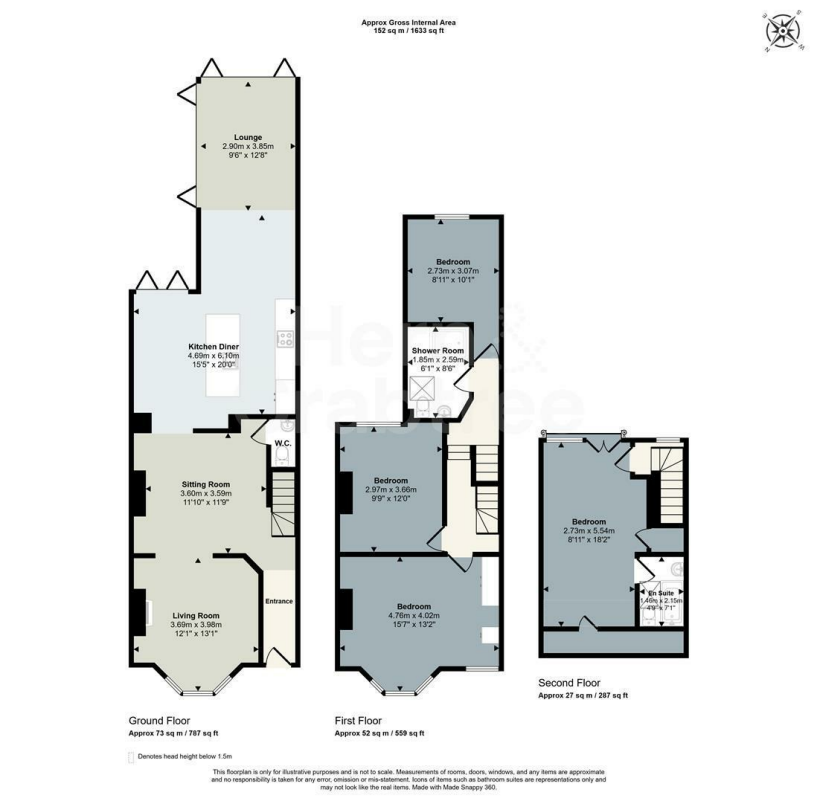
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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



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