Llanfair Road

PONTCANNA, CF11 9QA

GUIDE PRICE £600,000

Hern & Crabtree

Llanfair Road

A beautifully presented four-bedroom, renovated 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

Council Tax Band: E

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 mantlepiece.

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.

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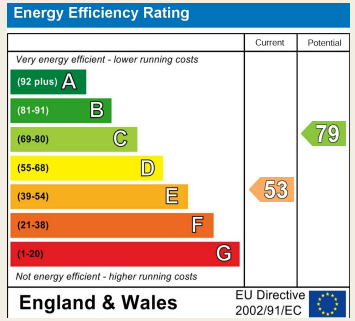

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