Llanfair Road

CARDIFF, 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.

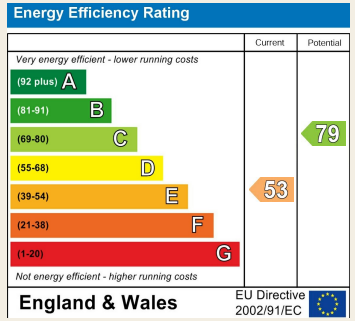
Bathroom
Lightwell providing natural light. W/C and wash hand basin with vanity unit. Bath with fitted shower and rainfall shower head. Part tiled walls. Parquet style luxury vinyl tile flooring. Heated towel rail. Extractor fan.

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.

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 in order to proceed with the sale. Details can be found on our website.

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



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.