

Cae Syr Dafydd

PONTCANNA, CF11 9QG

OFFERS OVER £375,000

**Hern &
Crabtree**



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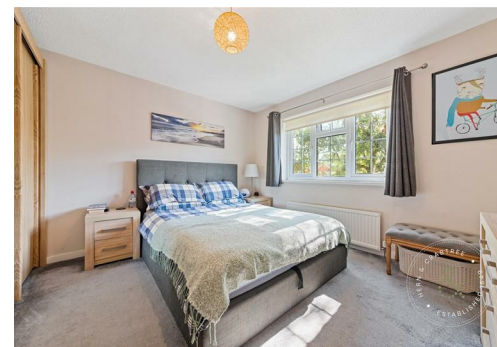
A Bright and Beautiful Two Bedroom Home in a Peaceful Cul-de-Sac

From the moment you arrive, the home makes a strong first impression. A smart front garden and private driveway lead the way, complemented by an attached garage offering useful storage or further potential. Step inside, and you're greeted by a bright and welcoming hallway that flows effortlessly through to a spacious lounge — the perfect spot to relax and unwind.

To the rear, a thoughtfully designed kitchen and dining area opens into a newly installed conservatory, offering an extended space ideal for entertaining, home working or simply enjoying garden views all year round. The garden itself is a standout feature — larger than average, with a lush lawn and patio area, ideal for al fresco dining or soaking up the sun.

Upstairs, you'll find two generous bedrooms, both finished to a high standard, along with a well-appointed bathroom. Natural light pours in throughout the home, creating a wonderfully airy and uplifting atmosphere from top to bottom.

Perfectly positioned just off Llandaff Road, this property enjoys a prime location on the fringe of Pontcanna and Canton. Known for their vibrant café culture, independent shops, and tree-lined streets. Whether it's a morning coffee on Pontcanna Street, browsing the boutiques of King's Road Yard, or a weekend stroll through Thompson's Park or Llandaff Fields, everything is quite literally on your doorstep.



775.00 sq ft

Front

Front forecourt garden. Driveway providing off road parking.

Hallway

Enter via a double glazed uPVC door to the front elevation. Wooden laminate flooring. Radiator. Stairs rise up to the first floor.

Lounge

Double glazed window to the front elevation. Wooden laminate flooring. Radiator. Understairs storage cupboard.

Kitchen/Diner

Glazed French doors to the conservatory. Glazed window to the conservatory offering natural light. Wall and base units with worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Plumbing for washing machine. Space for fridge freezer. Tiled flooring. Radiator.

Conservatory

Double glazed windows. Double glazed French doors leading to the rear garden. Wooden laminate flooring. Radiator.

Landing

Stairs rise up from the hallway. Wooden handrail. Double glazed window to the side elevation.

Bedroom One

Double glazed window to the front elevation. Fitted wardrobe. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Radiator. Loft access hatch.

Bathroom

Double glazed window to the rear elevation. W/C and wash hand basin. Bath with electric shower over and glass splashback screen. Part tiled walls. Vinyl flooring. Radiator.

Garden

Enclosed rear garden. Paved path. Grass lawn. Timber decked seating area. Mature shrubs and trees. Flower borders. Pedestrian gate leading to the front aspect.

Garage

Single garage. Up and over door. Power and light. Window and door to the rear elevation.

Additional Information

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

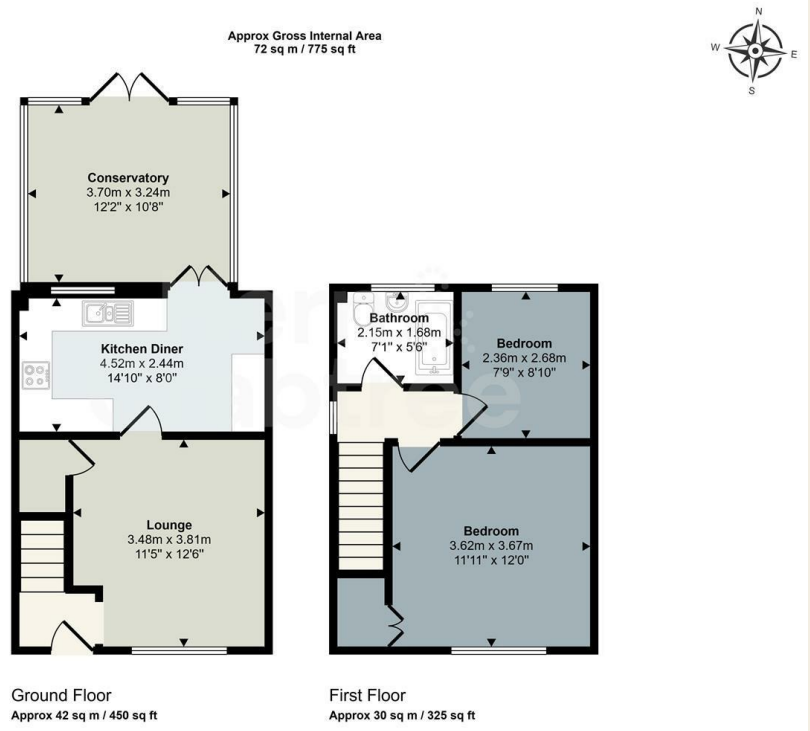
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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



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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	78
England & Wales		EU Directive 2002/91/EC



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