

# Llanfair Road

CARDIFF, CF11 9QB

GUIDE PRICE £525,000

Hern &  
Crabtree



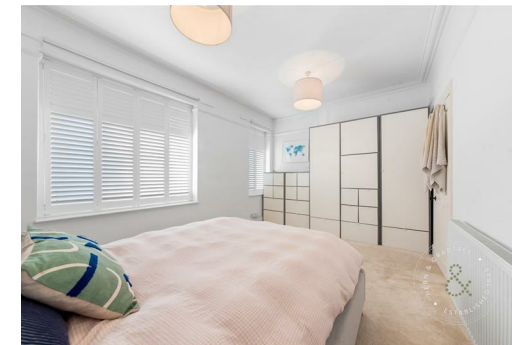
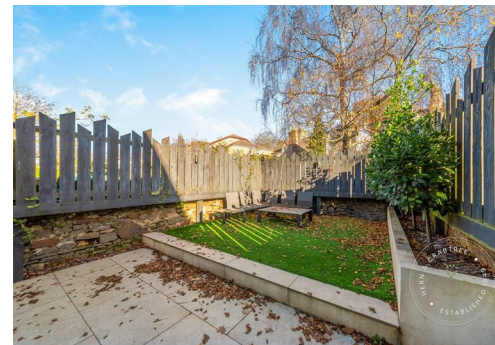
# Llanfair Road

## A Delightful Mid-Terrace Home on Charming Llanfair Road

From the moment you step inside, the bright entrance hallway sets the tone—light, airy and immediately inviting. To the front of the property, the generous open-plan living and sitting room provides a warm, sociable space ideal for relaxing evenings or hosting family and friends. Its thoughtful layout creates a natural flow through to the rear of the house, where an open-plan kitchen and dining room forms the heart of the home. Bi-folding doors open effortlessly onto a low-maintenance rear garden, extending the living space and offering the perfect spot for alfresco dining or a quiet morning coffee. A downstairs cloakroom completes the ground floor.

Upstairs, three well-proportioned bedrooms provide excellent versatility—whether you're creating serene sleeping spaces, a home office or a nursery. The modern family bathroom has been finished with a stylish, contemporary touch, ensuring both comfort and practicality.

Llanfair Road remains a sought-after location, known for its friendly community feel and excellent access to local amenities. Well-regarded schools, independent shops, cafés and convenient transport links are all within easy reach, while nearby parks and green spaces offer lovely opportunities for weekend walks and outdoor relaxation.



# 1143.00 sq ft

## Front

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

## Hallway

Enter via a double glazed obscure door to the front elevation with window over. Coved ceiling. Ceiling arch detail. Picture rail. Wooden laminate flooring. Radiator. Stairs rise up to the first floor. Understairs storage.

## Living Room

Double glazed bay window to the front elevation with fitted plantation shutters. Coved ceiling. Ceiling rose. Picture rail. Inset within chimney breast with open brickwork, wooden mantelpiece and tiled hearth. Fitted storage units and shelving into alcoves. Stripped wooden flooring. Radiator. Squared off archway to the sitting room.

## Sitting Room

Double glazed French doors to the rear elevation with window over. Coved ceiling. Picture rail. Inset within chimney breast with wooden mantle and slate hearth. Stripped wooden flooring. Radiator. Squared off archway to the living room.

## Kitchen

Double glazed window to the side elevation. Wall and base units with marble worktops over. Double bowl ceramic Belfast sink and mixer tap. Integrated four ring electric hob. Integrated oven. Integrated dishwasher. Integrated microwave. Integrated fridge freezer. Integrated washing machine. Kitchen island with space for seating. Wooden laminate flooring. Radiator. Squared off archway to the dining room.

## Dining Room

Double glazed bi-folding doors to the rear garden. Double glazed window to the side elevation. Coved ceiling. Wooden laminate flooring. Radiator.

## Cloakroom

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

## Landing

Stairs rise up from the hallway. Wooden handrail and

spindles. Matching bannister. Split level landing. Loft access hatch. Rear loft access hatch. Wooden flooring.

## Bedroom One

Two double glazed windows to the front elevation with fitted plantation shutters. Coved ceiling. Picture rail. Radiator.

## Bedroom Two

Double glazed window to the rear elevation. Picture rail. Radiator.

## Bedroom Three

Double glazed window to the rear elevation. Stripped wooden flooring. Radiator.

## Bathroom

Double glazed obscure window to the side elevation. W/C and wash hand basin. Shower quadrant with fitted shower over and glass sliding door. Part tiled walls. Tiled flooring. Radiator with heated towel rail.

## Garden

Enclosed rear garden. Tiled patio. Astro turf lawn. Outside light. Timber frame storage.

## Additional Information

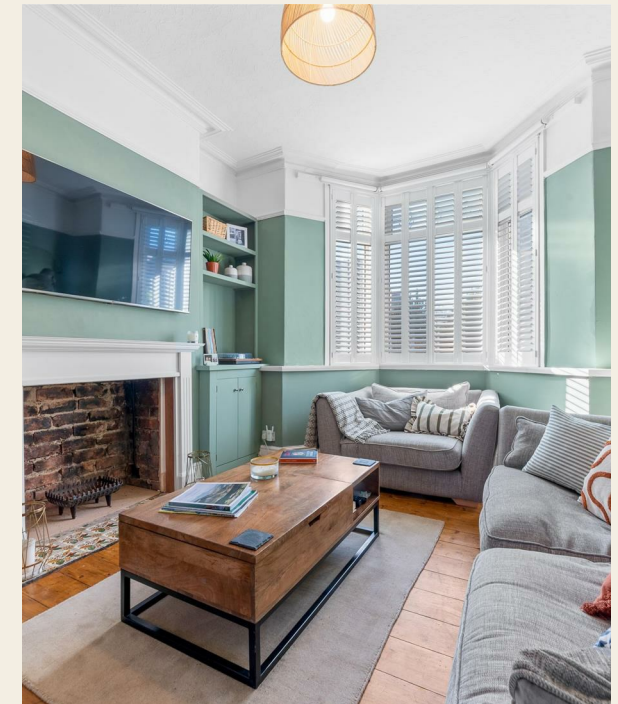
Freehold. Council Tax Band F (Cardiff). EPC rating D.

## Disclaimer

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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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	61	77
England & Wales		EU Directive 2002/91/EC

