

Llandaff Road

CANTON, CF11 9NL

GUIDE PRICE £165,000

Hern &
Crabtree



Llandaff Road

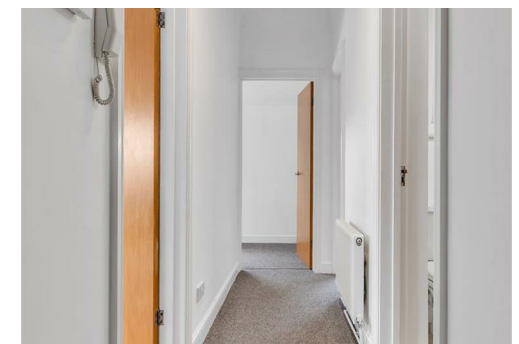
A Contemporary Two-Bedroom Apartment on Llandaff Road.

This well-presented two-bedroom apartment offers a superb opportunity to enjoy one of Cardiff's most desirable neighbourhoods. Positioned on the second floor, the property combines modern comfort with a prime location, making it an ideal home for professionals, first-time buyers, or anyone seeking a vibrant yet tranquil lifestyle close to the city centre.

Step inside to find a light-filled lounge with generous proportions, offering a calm and inviting space to relax or entertain. The separate kitchen is smartly laid out and well-equipped, providing everything needed for easy day-to-day living. Both bedrooms are well-sized and the bathroom is finished in a clean, contemporary style.

Outside, the property benefits from one allocated parking space – a real advantage in this part of the city – along with secure entry into the building.

Home to creatives, professionals, and long-time locals, Pontcanna effortlessly blends character with convenience. Weekends here are often spent walking along the Taff Trail, browsing the market at Chapter Arts Centre, or enjoying a leisurely brunch at one of the area's many popular eateries. With excellent transport links, a strong community feel, and a rich cultural backdrop, Pontcanna remains one of the most desirable places to live in Cardiff.



479.00 sq ft

Hallway

Enter from the communal hallway. Telephone intercom.
Radiator.

Lounge

13'3" max x 9'10" max
Double glazed window to the front elevation. Coved ceiling.
Radiator. Wooden laminate flooring.

Kitchen

10'9" max x 6'5" max
Double glazed window to the front elevation. Wall and base units with worktops over. Stainless steel one 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.
Gas combination boiler. Extractor fan. Vinyl flooring.

Bedroom One

10'6" max x 10'0" max
Double glazed window to the front elevation. Coved ceiling.
Radiator.

Bedroom Two

9'6" max x 8'10" max
Double glazed window to the front elevation. Coved ceiling.
Radiator.

Bathroom

5'9" max x 5'9" max
Coved ceiling. W/C and wash hand basin. Bath with fitted shower over. Part tiled walls. Vinyl flooring. Shaver point.
Radiator. Extractor fan.

Parking

One allocated parking space.

Tenure

Leasehold. 125 years from 2013 with 113 years remaining.
Annual service and maintenance charges £840.

Additional Information

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

Disclaimer

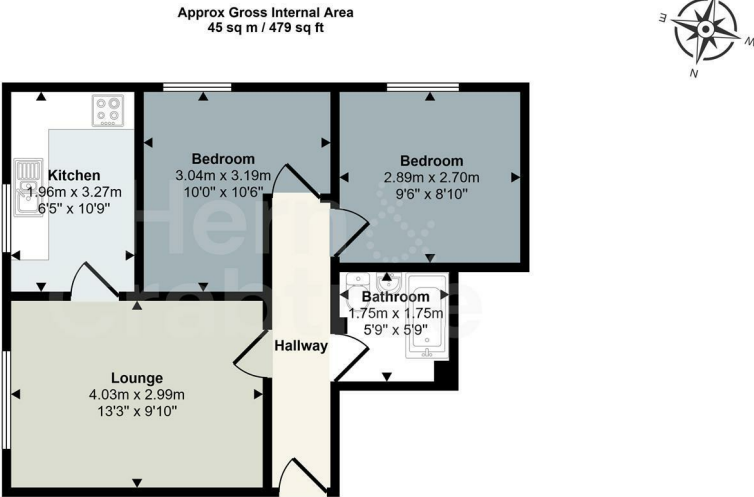
Property details are provided by the seller and not

independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

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.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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

