

Llwynfedw Road

CARDIFF, CF14 1UL

GUIDE PRICE £399,950

**Hern &
Crabtree**



Llwynfedw Road

No Chain. Tucked away at the end of a quiet cul-de-sac, this charming three-bedroom mid-terrace period cottage on Llwynfedw Road has the kind of character that immediately draws you in. From the moment you step inside, the atmosphere feels warm, welcoming and effortlessly homely.

The living room sets the tone with its beautiful cast iron fireplace and elegant period detailing, flowing through to a sociable kitchen and dining area that works perfectly for both everyday living and entertaining. To the rear, a bright sitting room opens onto a generous mature garden, providing a peaceful backdrop for morning coffee, family meals or relaxed Sunday afternoons.

Lovingly cared for throughout, the property retains a wealth of original charm, including coved ceilings, picture rails and other period features. At the same time, the layout lends itself comfortably to modern living, offering a practical and manageable home without the upkeep often associated with larger period properties. The property also benefits from a driveway to the front, providing off-road parking for two to three vehicles.

The location is one of its greatest attractions. Rhiwbina is widely regarded as one of Cardiff's most desirable suburbs, known for its leafy streets, strong sense of community and excellent local amenities. Weekends can be spent strolling to the village bakery, meeting friends in one of the independent cafés or exploring nearby parks and the Wenallt woodland. Highly regarded schools are within easy reach, while Rhiwbina Station provides convenient access to Cardiff city centre. The A470 and M4 are also close by, making commuting and travel straightforward.

Appealing to young families and downsizers alike, this delightful cottage offers character, convenience and a relaxed village atmosphere in one of Cardiff's most sought-after locations. A home with genuine heart, in a suburb that feels more like a village than a city neighbourhood.



1025.00 sq ft

Entrance and Porch

Approached via Llwynfedw Road, the property is entered through a composite door featuring a small double-glazed panel of obscure glass at its centre, leading into a welcoming porch. The space is floored with elegant tiles, complemented by double-glazed windows to the left and right, offering natural light while maintaining privacy

Hall

The hall features coved ceilings, a dado rail, and a wooden floor. A staircase rises to the first floor, and the hall provides access to the principal reception rooms.

Living Room

The living room, positioned at the front of the house, enjoys a generous double-glazed window that fills the space with daylight. Coved ceilings, picture rail, and a radiator add character, while the flow leads seamlessly to the kitchen.

Kitchen

The kitchen is fitted with base units and laminate work surfaces, housing a four-ring integrated electric hob, integrated microwave, integrated oven, and a stainless-steel sink with drainer. There is space and plumbing for a washing machine and dishwasher, alongside provisions for a fridge and freezer. A double-glazed window faces the front of the property.

Dining Room

Flowing from the kitchen, the dining room features wooden flooring, a radiator, and a traditional fireplace with cast iron mantle, cast iron back, slate hearth, and an electric wood burner. A large, covered space adjoins, currently used as pantry or larder, offering excellent storage.

Sitting Room

To the rear, a generous extension includes double-glazed skylights, radiator, multiple double-glazed windows to the rear and sides, and double-glass patio doors that open onto the garden.

First Floor Landing

The landing is illuminated by a double-glazed rear window and provides access to the loft via hatch. Picture rail, dado rail, and wooden bannisters continue the period character.

Bedroom One

Double aspect with front and rear windows, complemented by a radiator.

Bedroom Two

Double-glazed window to the front, built-in cupboard housing the hot water boiler with shelves, picture rail, and radiator.

Bedroom Three

Double-glazed window to the rear, picture rail, and radiator.

Bathroom

Fitted with a bath with shower attachment, sink, toilet, and heated towel rail. Laminate flooring and fully tiled walls are paired with a double-glazed, obscure window to the front.

Gardens and Exterior

The rear garden is accessed via three steps down to a patio and two further steps down to the lawn, bordered by mature hedges on all sides and a shed at the rear. The front of the property features a gravel driveway with space to park three cars, flanked by low hedges providing a sense of privacy.

Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is E

Disclaimer

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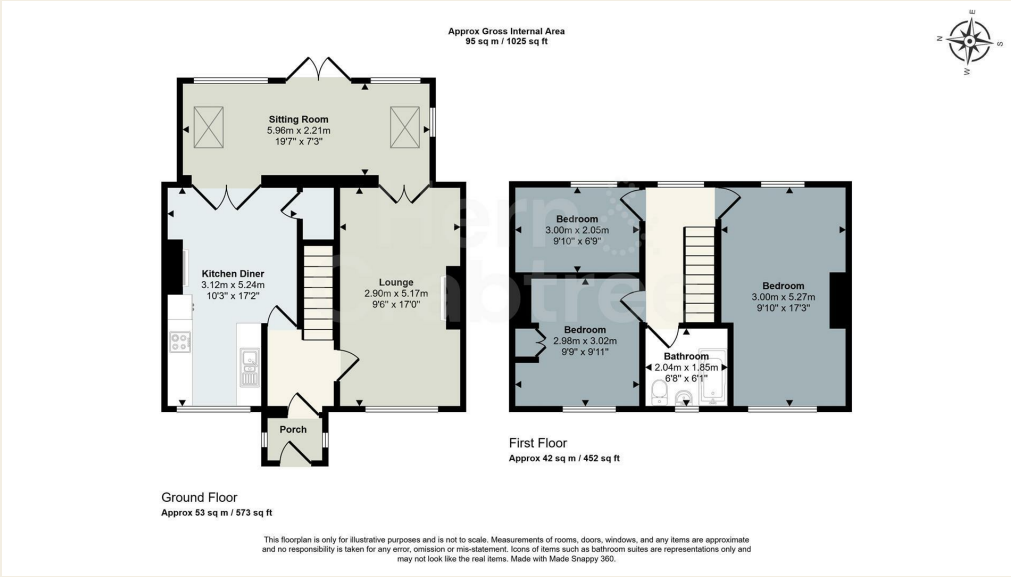
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Good old-fashioned service with a modern way of thinking.



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		
	47	74
England & Wales		EU Directive 2002/91/EC



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