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CARDIFF VALE CAERPHILLY BRISTOL



Llanfair Road

PONTCANNA



A Beautifully Presented Four-Bedroom Home in the Heart of Pontcanna. Approx. 1,170 Sq. With Open-Plan Kitchen/Diner.

Comments by Mrs Ruby Ledley



Property Specialist

Mrs Ruby Ledley

Valuer

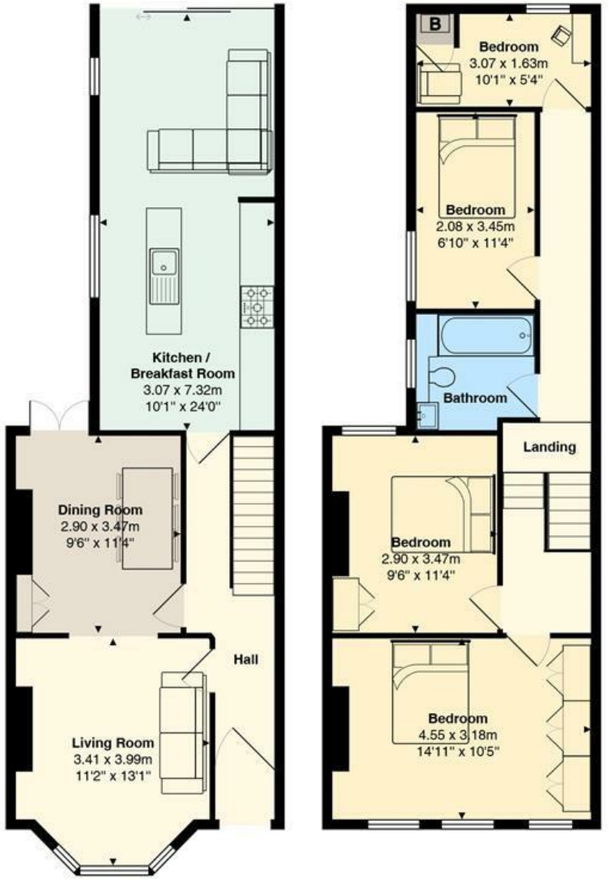
ruby@jeffreyross.co.uk

Original features. Garden. Location and surrounding area.

Comments by the Homeowner



Llanfair Road

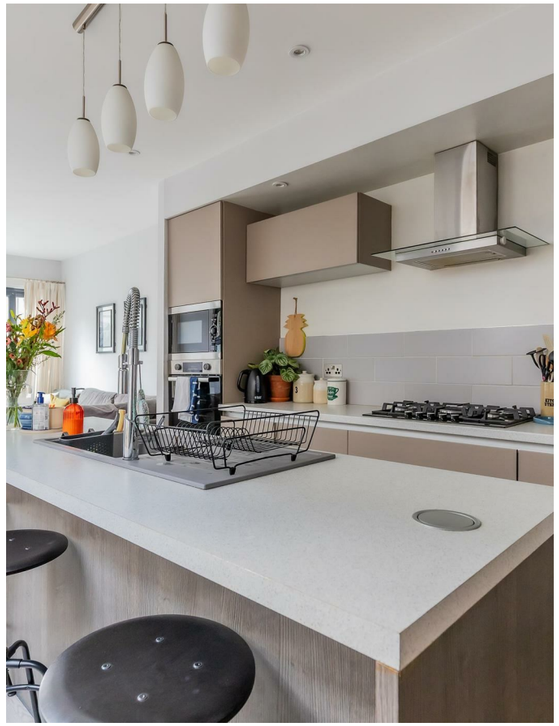


Total Area: 108.7 m² ... 1170 ft²

All measurements are approximate and for display purposes only









Llanfair Road

Pontcanna, Cardiff, CF11 9QA

Guide Price

£550,000

4 Bedroom(s) | 1 Bathroom(s) | 1170.00 sq ft



Contact our

Pontcanna Branch

02920 499680

Situated on the ever-popular Llanfair Road, in the heart of Cardiff's highly sought-after Pontcanna neighbourhood, this beautifully presented four-bedroom home offers an excellent combination of generous living accommodation, contemporary style and period charm. With approximately 1,170 sq. ft. of versatile space, the property is perfectly suited to families and professionals looking to enjoy everything this vibrant location has to offer.

The ground floor boasts two spacious and inviting reception rooms, providing flexible spaces for both everyday living and entertaining. At the heart of the home is a stylish open-plan kitchen and dining area, creating a wonderful social space for family life.

Upstairs, the property offers four bedrooms, providing plenty of flexibility for growing families, guest accommodation or those requiring a dedicated home office.

Outside, the property benefits from an attractive rear garden, offering a private space to relax, entertain or enjoy the warmer months. The additional convenience of side access is a particularly practical feature.

Llanfair Road enjoys an enviable position within Pontcanna, one of Cardiff's most desirable residential neighbourhoods, renowned for its independent cafés, restaurants, boutique shops and thriving community atmosphere. The beautiful green spaces of Pontcanna Fields and Llandaff Fields are within easy reach, while Cardiff city centre is conveniently accessible.

Offering spacious and versatile accommodation in an exceptional location, this is a fantastic opportunity to acquire a wonderful family home in one of Cardiff's most sought-after areas.





Hallway

Living Room 11'2 x 13'1 (3.40m x 3.99m)

Dining Room 9'6 x 11'4 (2.90m x 3.45m)

Kitchen 10'1 x 24 (3.07m x 7.32m)

Garden

Landing

Bedroom 1 14'11 x 10'5 (4.55m x 3.18m)

Bedroom 2 9'6 x 11'4 (2.90m x 3.45m)

Bedroom 3 6'10 x 11'4 (2.08m x 3.45m)

Bedroom 4 / Study 10'1 x 5'4 (3.07m x 1.63m)

EPC

TBC

Council Tax

BAND F

School Catchment

My English medium primary catchment area is Radnor Primary School

My English medium secondary catchment area is Fitzalan High School

My Welsh medium primary catchment area is Ysgol Gymraeg Pwll Coch

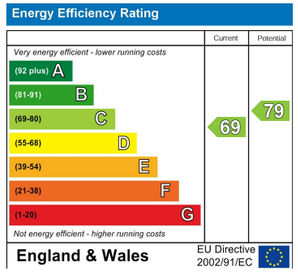
My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr


HENDRICK'S
SHORTZ
HUMANS
DISHOOM








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
69
79
England & Wales
EU Directive 2002/91/EC



