

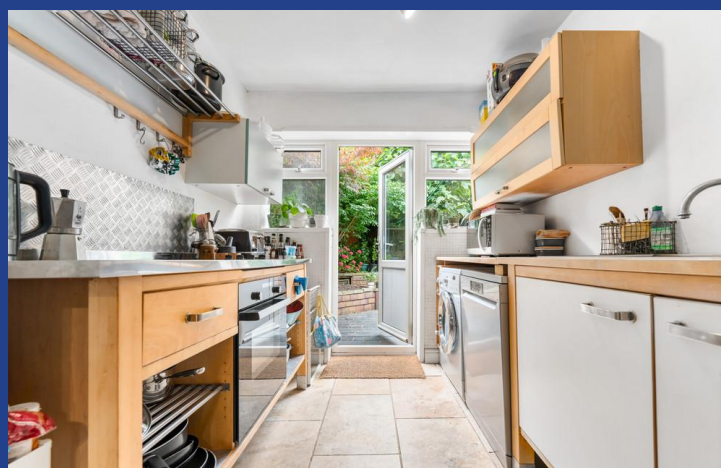
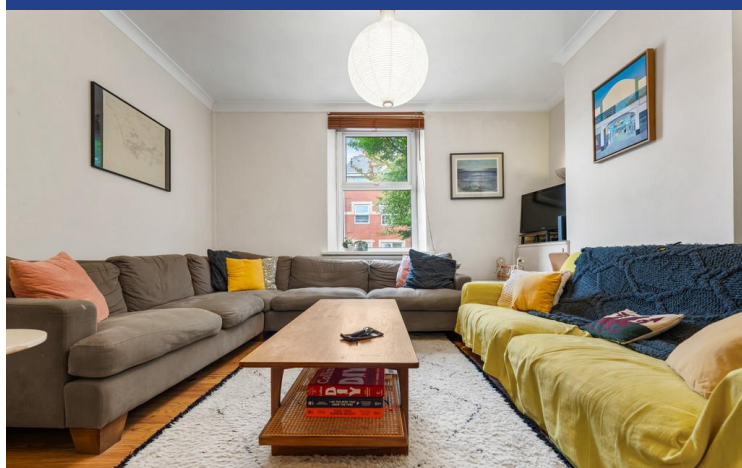
Llandaff Road,  
Pontcanna, Cardiff, CF11 9NG



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£295,000**



Mid Terraced House

3

1

1

2

# Property Description

**\*\*THREE BEDROOM, MID-TERRACED HOUSE IN A HIGHLY SOUGHT AFTER AREA - WITH ADDITIONAL LOFT ROOM AND PARKING!\*\*** MGY are delighted to bring to market this three bedroom, mid-terraced house situated in the highly desirable Pontcanna. The accommodation briefly comprises lounge/diner, kitchen, downstairs bathroom, three bedrooms and loft room. The property further benefits from a private and low maintenance rear garden, double-glazing and gas central heating throughout. The perfect investment, first time purchase or family home. **\*NO CHAIN\***

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,117 sq ft

Viewing Arrangements  
Strictly by appointment

## LOCATION

Located on Llandaff Road, the property is in a very sought after area close to a variety of amenities both in Pontcanna and Canton, as well as an array of parks and being a short distance to Cardiff City Centre. The property is in walking distance from the Chapter Arts Centre, new Laundry Quarter development, and Cowbridge Road East offering a delightful selection of cafés and eateries. There are a number of both primary and secondary schools close at hand together with recreational facilities also.

## ENTRANCE HALL

Entered via uPVC composite door with obscured glass. Dado rail. Carpet. Pendant light fitting. Storage cupboard. Radiator. PowerPoints. Doors to all rooms. Stairs to first floor.

## LOUNGE

13' 5" x 10' 2" (4.11max x 3.10m)  
uPVC double glazed window to front aspect. Wooden laminate flooring. Alcoves. Coving. Pendant lights to ceiling and side wall. Radiator. PowerPoints. TV Point.

## DINING ROOM

11' 4" x 9' 9" (3.46max x 2.99m)  
Wooden laminate flooring. Alcoves. Coving. Fixed shelving. Pendant lights fitting. Radiator. PowerPoints.

## KITCHEN

9' 5" x 7' 3" (2.88m x 2.23m)  
Two uPVC double glazed windows to rear aspect. Tiled flooring. Partly tiled walls. Integrated electric oven and integrated electric hob with stainless steel splashbacks above. Fitted wall, base and drawer units with contrasting worktops incorporating stainless steel sink unit with mixer tap over. Space for fridge freezer. Space for washing machine and dishwasher. Fixed shelving. uPVC composite door leading to private rear garden. Pendant light fitting. PowerPoints.

## BATHROOM

8' 0" x 5' 6" (2.44m x 1.69m)  
Obscured glass uPVC double glazed window to rear. White suite comprising wash hand basin with mixer tap over. Panelled bath with hot and cold mixer tap and electric shower over. Low level WC with concealed cistern. Partly tiled walls. Tiled flooring. Heated towel rail. Pendant light fitting. Cupboard housing Vaillant boiler installed 24/2/21.

## FIRST FLOOR

### FIRST FLOOR LANDING

uPVC double glazed window to rear. Carpet. Wooden balustrades. Coving. Dado rail. Pendant light fitting. PowerPoints.

## BEDROOM ONE

11' 4" x 9' 10" (3.46max x 3.00m)  
Large uPVC double glazed window to rear. Coving. Wooden laminate flooring. Fixed shelves. Radiator. PowerPoints.

## BEDROOM TWO

10' 8" x 9' 10" (3.26m x 3.00max)  
Upvc double glazed window to front aspect. Fitted wardrobes built in alcoves across one wall. Coving. Wooden flooring. PowerPoints. Radiator.

## BEDROOM THREE

10' 8" x 5' 8" (3.26m x 1.73m)  
Upvc double glazed window to front aspect. Wooden flooring. Fixed shelving. Coving. Fitted light pendant. Radiator. PowerPoints.

## LOFT ROOM

16' 0" x 13' 1" (4.89m x 4.00m)  
Accessed via pull down ladder from the first floor landing. Two Velux windows. Wooden flooring. Pendant light fitting. PowerPoints.

## OUTSIDE

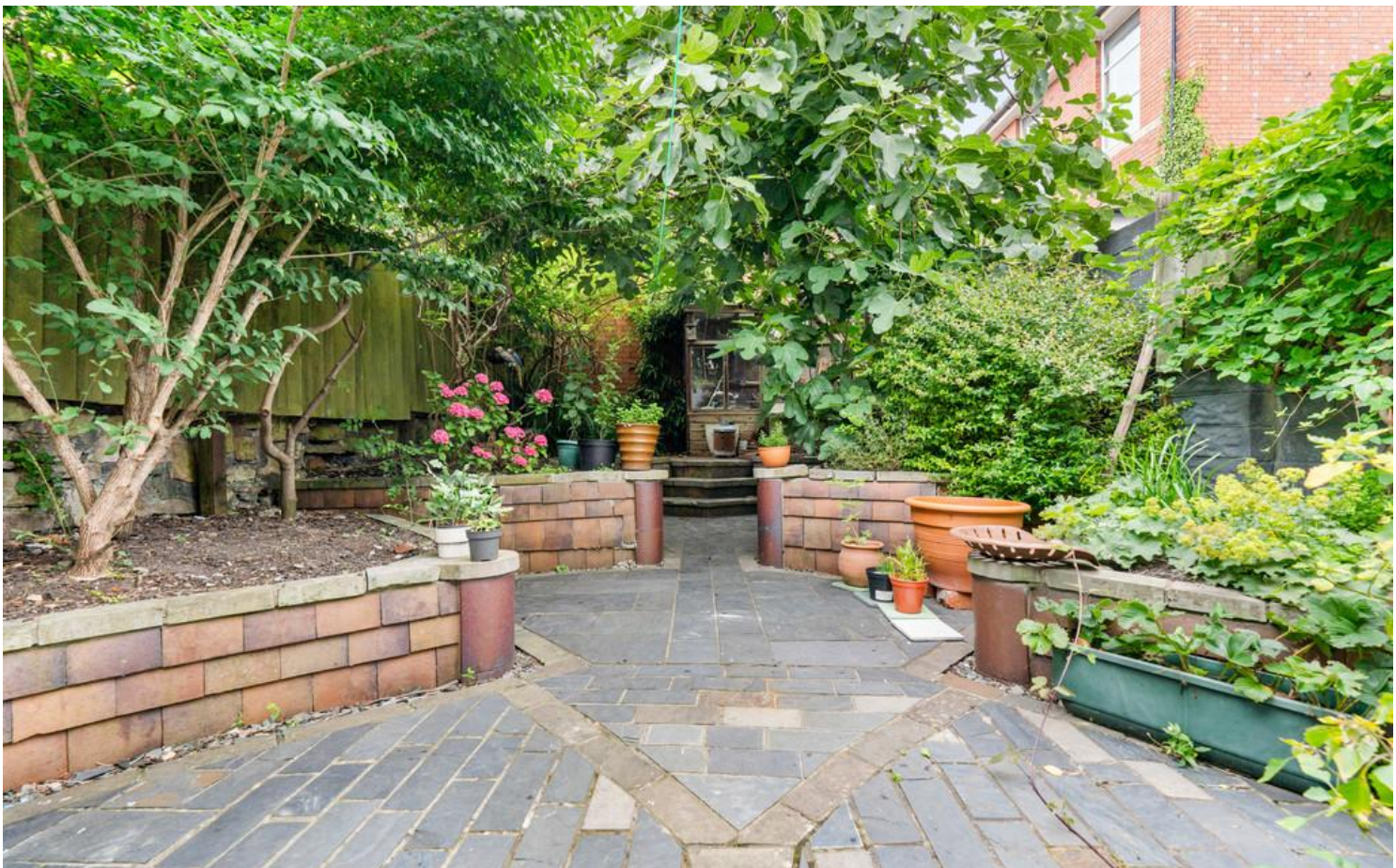
Delightful rear garden split over two levels. South West facing. Outside tap. Fenced border with brick wall to rear and one side. Garden shed.

## TENURE

MGY are advised that the property is FREEHOLD.



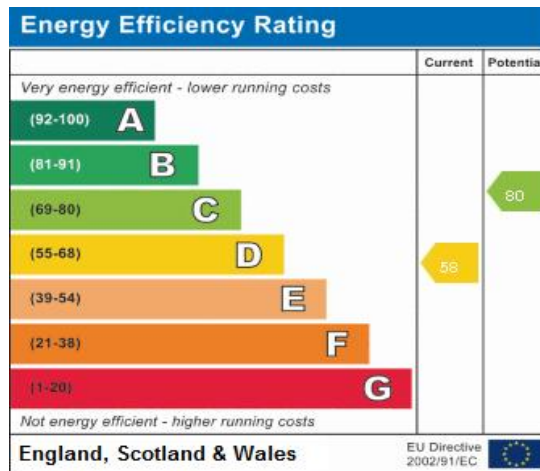
Llandaff Road,  
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# Llandaff Road, Pontcanna, Cardiff, CF11 9NG



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