

Llanfair Road,
Pontcanna,
Cardiff, CF11 9QA



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£600,000



Mid Terraced House

4

2

3

2

Property Description

RENOVATED TO AN EXTREMELY HIGH STANDARD THROUGHOUT MGY are delighted to bring to market this spectacular four bedroom, mid-terraced house situated on the much favoured Llanfair Road in the heart of Pontcanna. The accommodation briefly comprises entrance hallway, lounge, dining room, kitchen/breakfast room, utility room, downstairs WC, four bedrooms - master en-suite shower room, and family bathroom. The property further benefits from a low maintenance rear garden, newly fitted roof, and newly fitted double glazed windows and doors throughout. *CHAIN FREE*

Tenure Freehold

Council Tax Band E

Floor Area Approx 871 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via newly fitted front door leading from private front courtyard. Original tiled flooring. Pendant light fittings. Radiator. Power points. Doors to lounge, dining room, under stairs storage cupboard, utility room, downstairs WC and kitchen/breakfast room. Stairs rising to first floor.

LOUNGE

14' 0" x 11' 0" (4.28m x 3.37m - INTO BAY)
Carpet to floor. Newly fitted double glazed bay windows to front aspect. Power points. Pendant light fitting. Exposed brick feature chimney breast. Two alcoves. TV and Telephone point.

DINING ROOM

12' 4" x 8' 11" (3.77m x 2.72m)
LVT flooring. Pendant light fitting. Power points. Two alcoves. Radiator. Double glazed door leading to rear garden.

KITCHEN/BREAKFAST ROOM

45' 3" x 9' 4" (13.8m x 2.85m)
Continuation of LVT flooring. Modern fitted 'Shaker Style' kitchen with stone worktops over incorporating inset stainless steel 1.5 sink with hot and cold tap over and five ring gas hob with extractor above. Integrated BOSCH appliances such as fridge/freezer, dishwasher, microwave, oven and wine fridge. Stone splashbacks. Power points. Hanging pendant lighting as well as spotlights. Large, double-glazed window to side aspect providing ample natural lighting. Radiators. Bi-folding doors leading to rear garden.

UTILITY ROOM

Continuation of LVT flooring. Space and plumbing for a washing machine. Pendant light fitting. Power points.

DOWNSTAIRS WC

Continuation of LVT flooring. WC. Vanity wash hand basin with mixer tap over and storage beneath. Chrome heated towel rail. Cupboard housing newly fitted boiler. Spotlights.

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FIRST FLOOR

Carpet to stairs and landing. Split level landing. Power points. Feature panelling to walls. Spotlights. Loft hatch. Doors to four bedrooms and family bathroom.

MASTER BEDROOM

10' 11" x 11' 5" (3.35m x 3.48m)

Carpet to floor. Double glazed window to front aspect. Radiator. Pendant light fitting. Power points. Door to en-suite shower room.

ENSUITE

12' 11" x 2' 7" (3.95m x 0.79m)

LVT flooring. Partially tiled walls. WC. Obscure double glazed window to front aspect. Vanity wash hand basin with brushed gold mixer tap over and storage beneath. Wall mounted mirror. Walk in shower cubicle with brushed gold drench shower over and additional handheld shower attachment.

BEDROOM TWO

7' 8" x 9' 1" (2.36m x 2.77m)

Carpet to floor. Pendant light fitting. Power points. Radiator. Alcove. Double glazed window to rear aspect.

BEDROOM THREE

7' 2" x 9' 6" (2.20m x 2.92m)

Carpet to floor. Power points. Pendant lighting. Radiator. Double glazed window to rear aspect.

BEDROOM FOUR/STUDY

6' 3" x 6' 6" (1.91m x 2.00m)

Carpet to floor. Power points. Pendant light fitting. Double glazed window to side aspect. Radiator.

BATHROOM

5' 2" x 8' 1" (1.59m x 2.47m)

LVT flooring. Partially tiled walls. Floating vanity wash hand basin with brushed gold hot and cold tap over and two storage drawers beneath. WC. Panelled bath with brushed gold hot and cold taps and drench shower over and handheld shower attachment above. Two wall mounted lights. Extractor fan. Brushed gold heated towel rail. Spotlights. Wall mounted mirror.

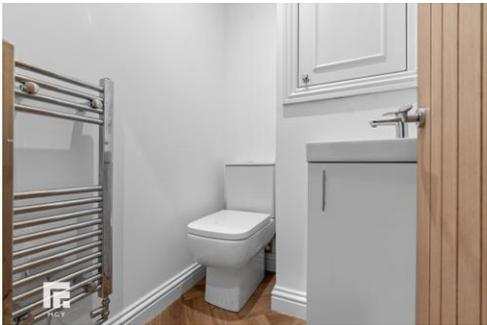
OUTSIDE

Front - Private front yard. Pathway leading to front door.
Rear - Laid to patio. Accessed via dining room and kitchen/breakfast room. Wall and fence border. Outside electric points. Outside lighting. Outside tap.

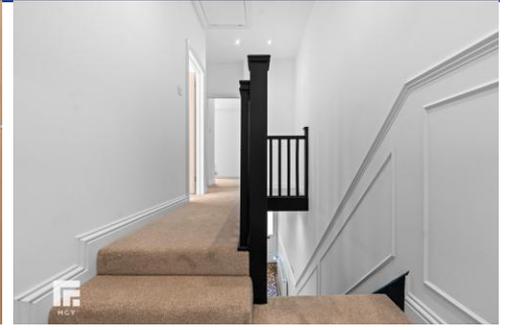
TENURE

MGY are advised that the property is FREEHOLD.

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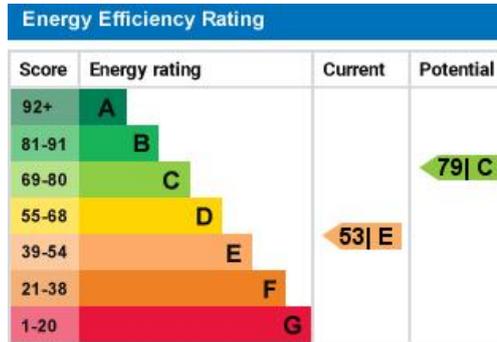
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