


# Llandaff Road

*Canton, Cardiff, CF11 9NF*

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GUIDE PRICE

## £375,000

3 BEDROOMS

1 BATHROOM

2 RECEPTIONS

1,278 SQ FT

LARGER SQUARE FOOTAGE THAN SIMILAR PROPERTIES IN THE AREA

THREE DOUBLE BEDROOMS

END OF TERRACE

STYLISH INTERIOR



## THE PROPERTY

Jeffrey Ross are delighted to bring to market this stylish and spacious three-bedroom end-of-terrace home, situated on Llandaff Road in the ever-popular area of Canton, Cardiff. Offering an impressive 1,237 sq ft of accommodation, this property is notably larger than many neighbouring homes and provides an excellent blend of character, style and practicality.

The property boasts two well-proportioned reception rooms, offering versatile spaces for both relaxing and entertaining, alongside a well-appointed layout that lends itself perfectly to modern living. Upstairs, you'll find three generous double bedrooms, each offering plenty of space and comfort.

Combining stylish interiors with spacious accommodation, this is an ideal home for families, professionals or anyone looking for a little extra room.

Conveniently positioned in a sought-after location, the property benefits from a wealth of nearby amenities, green spaces and excellent transport links, making it ideal for commuting and enjoying everything Cardiff has to offer. A fantastic opportunity to acquire a spacious and stylish home in the heart of Canton.

INSIDE











## ACCOMMODATION

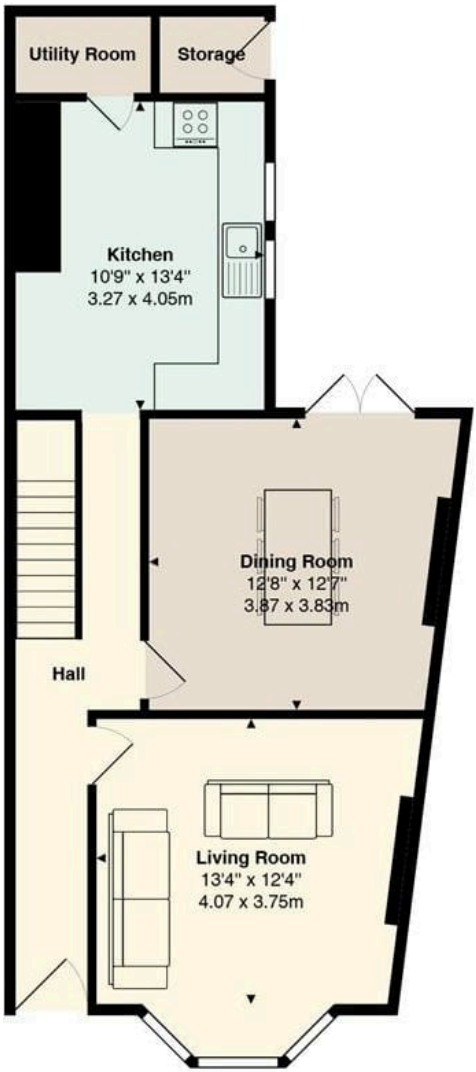
| | |
|---|---|
| LIVING ROOM | 4.06m x 3.76m |
| DINING ROOM | 3.86m x 3.84m |
| KITCHEN | 3.28m x 4.06m |
| BEDROOM 1 | 5.13m x 3.76m |
| BEDROOM 2 | 3.86m x 3.84m |
| BEDROOM 3 | 3.25m x 3.53m |

### SCHOOL CATCHMENT

*My English medium primary catchment area is Severn 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*

| | |
|---|---|
| PROPERTY TYPE | HOUSE |
| INTERNAL AREA | 1,278 SQ FT |
| TENURE | FREEHOLD |
| COUNCIL TAX | BAND E |

# Llandaff Road







Total Area: 1278 ft² ... 118.7 m²

All measurements are approximate
and for display purposes only

Not to scale. Measurements are approximate and for illustration only.




## Ruby Ledley

SALES VALUER

PONTCANNA BRANCH

029 2049 9680

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jeffreyross.co.uk

SCAN TO SEE WHAT'S NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL


These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 223–225 Cathedral Road, Pontcanna, Cardiff, CF11 9PP. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk