

FOR SALE

# Llanfair Road

*Pontcanna, Cardiff, CF11 9QA*

PONTCANNA, CARDIFF

# Llanfair Road

*Pontcanna, Cardiff, CF11 9QA*

GUIDE PRICE

£550,000

4 BEDROOMS

1 BATHROOM

2 RECEPTIONS

1,170 SQ FT





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



RUBY LEDLEY  
SALES VALUER · PONTCANNA



## THE PROPERTY

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.

## KEY FEATURES

FOUR BEDROOM FAMILY HOME

---

HIGHLY DESIRABLE LOCATION

---

WELL PRESENTED THROUGHOUT

---

WALKING DISTANCE TO INDEPENDENT CAFÉS, RESTAURANTS AND LOCAL AMENITIES

---

STYLISH OPEN-PLAN KITCHEN/DINER

---

CONVENIENT ACCESS TO CARDIFF CITY CENTRE



INSIDE



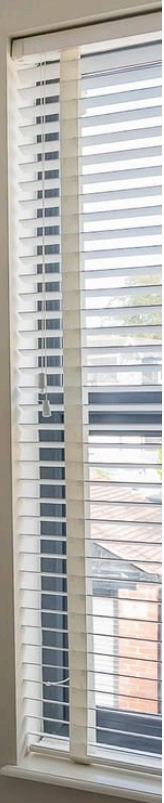
INSIDE



*Original features. Garden. Location and surrounding area.*

THE OWNERS

PONTCANNA, CARDIFF



ACCOMMODATION

|             |               |
|-------------|---------------|
| LIVING ROOM | 3.40m x 3.99m |
|-------------|---------------|

|             |               |
|-------------|---------------|
| DINING ROOM | 2.90m x 3.45m |
|-------------|---------------|

|         |               |
|---------|---------------|
| KITCHEN | 3.07m x 7.32m |
|---------|---------------|

|           |               |
|-----------|---------------|
| BEDROOM 1 | 4.55m x 3.18m |
|-----------|---------------|

|           |               |
|-----------|---------------|
| BEDROOM 2 | 2.90m x 3.45m |
|-----------|---------------|

|           |               |
|-----------|---------------|
| BEDROOM 3 | 2.08m x 3.45m |
|-----------|---------------|

|                   |               |
|-------------------|---------------|
| BEDROOM 4 / STUDY | 3.07m x 1.63m |
|-------------------|---------------|

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*

Llanfair Road



Total Area: 108.7 m<sup>2</sup> ... 1170 ft<sup>2</sup>

All measurements are approximate and for display purposes only

# Energy efficiency

*An Energy Performance Certificate is available on request.*

---

PROPERTY TYPE

HOUSE

INTERNAL AREA

1,170 SQ FT

TENURE

FREEHOLD

COUNCIL TAX

BAND 1 F

COME AND SEE IT

# Arrange a viewing

*Our Pontcanna team can arrange a private viewing,  
usually within days – call 029 2049 9680.*

---



## Ruby Ledley

SALES VALUER

PONTCANNA BRANCH

029 2049 9680

223–225 CATHEDRAL ROAD, PONTCANNA, CARDIFF,  
CF11 9PP

---



SCAN TO SEE WHAT'S  
NEAR YOU

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. [jeffreyyross.co.uk](http://jeffreyyross.co.uk)

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S  
NEAR YOU