

FOR SALE

Llandaff Road

Canton, Cardiff, CF11 9NH

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GUIDE PRICE

£350,000

3 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

1,033 SQ FT

3 X DOUBLE BEDROOMS

2 X BATHROOMS

WEST FACING REAR GARDEN

MODERN KITCHEN

1033 SQFT



THE PROPERTY

Situated on the ever-popular Llandaff Road in the heart of Canton, this beautifully presented Victorian terraced home effortlessly combines period charm with modern-day living. Offering approximately 1,033 sq. ft. of well-proportioned accommodation, the property features three generous double bedrooms, making it an excellent choice for families, professionals, or anyone looking for extra space.

The ground floor offers two spacious reception rooms, providing versatile living and dining areas that are perfect for both everyday life and entertaining. The thoughtful layout creates a bright and welcoming atmosphere throughout. The home also benefits from two well-appointed bathrooms, adding practicality and convenience for modern living.

To the rear, a well-maintained private garden provides a peaceful outdoor retreat.

Perfectly positioned in one of Cardiff's most desirable neighbourhoods, the property is within easy walking distance of Canton & Pontcannas excellent selection of independent cafés, restaurants, bars, and local shops. Beautiful green spaces, including nearby parks, are also close at hand, while Cardiff City Centre is easily accessible.

Blending timeless Victorian character with contemporary comforts in a superb central location, this is a fantastic opportunity to acquire a wonderful home in one of Cardiff's most vibrant and sought-after communities.

INSIDE



ACCOMMODATION

LOUNGE 3.45 x 5

SITTING ROOM/DINING ROOM 2.47 x 3.3

KITCHEN/DINER 2.71 x 7.44

BEDROOM ONE 4.24 x 3.9

EN-SUITE

Close coupled WC, vanity wash hand basin, extractor fan and shower cubicle.

BEDROOM TWO 2.78 x 3.33

BEDROOM THREE 2.6 x 4.1

GARDEN

Enclosed west facing rear garden

PROPERTY TYPE HOUSE - TERRACED

INTERNAL AREA 1,033 SQ FT

TENURE FREEHOLD

COUNCIL TAX BAND E · ABOUT £2,461 A YEAR
Cardiff Council, 2026/27 estimate

EPC RATING 71 · POTENTIAL 83

FLOORPLAN



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



Ruby Ledley

SALES VALUER

PONTCANNA BRANCH

029 2049 9680

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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. jeffreygross.co.uk