

Llandaff Road

Pontcanna, Cardiff CF11 9PW



- EPC - D
- Gorgeous Duplex Maisonette

- Rear Garden & Parking
- Three Bedrooms

- Stylish Kitchen & Bathroom
- Share of Freehold Title

Occupying the upper floors of this handsome, period building lies this simply spectacular abode, offering a voluminous amount of light & airy accommodation, spread over two levels.

Something of a rarity to the Pontcanna market, this trendy duplex maisonette offers the perfect blend of aesthetically pleasing original features, elegant decor and stylish fittings throughout.

Accessed via the charming entrance lobby, the accommodation starts via stairs climbing to the first floor hallway, leading to the bay fronted living room with grand high ceilings

Front

Enclosed communal garden screened by hedgerows. Path to storm porch bordered with decorative stone chippings and mature shrubs.

Communal Lobby

Accessed via handsome glazed front door opening to lobby with original tiled floor and doors to ground floor and upper floor properties.

Entrance Hallway

Accessed via glazed door opening to staircase rising to split level hallway. Original mouldings and dado rail, radiator, stairs rising to upper floor and doors to living room, bathroom, bedroom three and kitchen/breakfast room.

Living Room 17' x 15'3 max (5.18m x 4.65m max)

Double glazed bay window to front with second double glazed window alongside. Original cornicing and picture rail, feature fireplace with tiled surround and mantle, radiator, TV point and power points.

Bedroom Three 13'1 x 10'6 (3.99m x 3.20m)

Double glazed window to rear, picture rail, radiator, power points and cast-iron feature fireplace.

Kitchen/Breakfast Room 13'5 x 11' (4.09m x 3.35m)

The fitted kitchen offers a range of 'high gloss' white wall and base units with complementing worktops over and matt black sink unit with chrome mixer tap. Integral appliances include wine-cooler fridge, dishwasher and electric oven with four ring hob and cooker hood over plus space for washing machine and fridge freezer. Breakfast bar and stools, sunken ceiling spotlights, vertical radiator, power points, double glazed windows to side and rear. Stairs leading down to double glazed door opening to rear garden and path to parking area.

Bathroom

The stylish fitted suite comprises a low level W.C, pedestal wash hand basin, walk in shower unit and roll-top bath with mixer tap and shower fitting. Chrome radiator/towel rail, part-tiled walls, extractor and obscured double glazed windows to side.

Upper Floor Landing

'Velux' skylight to rear, built-in store cupboard and doors to bedrooms.

Bedroom One 16'6 x 12'8 (5.03m x 3.86m)



Double glazed window to front, fitted wardrobes, radiator and power points.

Bedroom Two 12'2 x 10'2 (3.71m x 3.10m)

'Velux' skylight to rear, wardrobes, radiator and power points.

Garden

The rear garden is split with the ground floor property with each owning a private share. The garden is laid with decorative stone chippings and offers the perfect space for 'al-fresco' dining. The pathway leads to the enclosed gated parking area with an allocated parking place.

Tenure

We have been advised that the property is LEASEHOLD with a 50% share of the FREHOLD TITLE. We recommend that you verify this information with your legal representative.