



162 Llandaff Road,
Pontcanna, Cardiff, CF11 9PW

Watts
& Morgan



162 Llandaff Road

Pontcanna, Pontcanna, Cardiff, CF11 9PW

Guide price: £560,000 Freehold

5 Bedrooms | 1 Bathroom | 2 Reception Rooms

A delightful town house in this most popular of locations within easy reach of Pontcanna and all its facilities and Cardiff City Centre beyond. Accommodation, over three storeys, includes: lounge, sitting room, kitchen/diner and cloakroom. Four double bedrooms and a fifth single bedroom/study. Bathroom and separate wc. Forecourt garden with much larger garden to the rear together with rear lane access to a garage.

EPC rating: E54

Directions

Cardiff City Centre – About 1 mile

M4 J32 Coryton – 3.7 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

162 Llandaff Road is a substantial three storey town house in this most sought after location, within Pontcanna and in easy reach of all it has to offer. It offers immense scope for a buyer to have a family home with garage/parking to the rear together with much scope to add one's own stamp. A neat entrance porch with Minton tiled floor and glazed wall tiles to dado level leads into a ground floor hallway. Ground floor hallway has a staircase leading to the first floor bedrooms while doors lead into a family lounge, to a second sitting room with three steps leading down to a kitchen/dining space. The lounge looks to the front of the property and has a bay window overlooking the front garden. It includes an open fire with cast iron fireplace and glazed tile surrounding together with a painted mantelpiece around. A second sitting room has a window looking onto the rear garden and like the first includes an open fire with period surround, decorative glazed tiles together with a simply painted surround. Like the living room and the hallway, this second sitting room includes detailed cornice work. To the rear of the property the kitchen/diner is a great family space with a distinct dining area with red quarry tiles and black tile detailing opening directly into the adjoining kitchen space. Dining area has ample room for a family size table and includes fitted storage to one alcove with lower level stripped pine cupboards with matching shelves atop. The kitchen area itself includes a comprehensive range of storage units with appliances, where fitted, to remain including 5-burner gas hob and twin ovens. Space remains for a tall fridge freezer, plumbing in place for a washer, a dryer and a dishwasher. A rear entrance hallway beyond gives access to the garden whilst there is a cloakroom beyond.



To the first floor the split level landing area has doors leading to the three principal bedrooms. The largest bedroom runs the width of the front of the property and includes a bay window. The second, middle bedroom is also a double while the third is a particularly generous double bedroom overlooking the rear garden. These bedrooms all share use of a bathroom with bath and separate shower and a separate WC.

A staircase leads to the second floor which provides two further rooms, a very generous double and a fifth single bedroom/study.



Total area: approx. 167.6 sq. metres (1803.5 sq. feet)

Garden & Grounds

The property fronts onto Llandaff Road and is screened from the same by mature hedging. A gated entrance opens to a path which runs past a lawned front garden to the principal entrance doorway. To the rear of the property is a garden mainly paved and including raised borders to the edges. This rear garden area is enclosed and sheltered. A pedestrian door leads into a garage running the width of the plot about 5.3m by 4.5m. This large single storey garage has power connected and eaves storage; a remote control, electric roller shutter door leads onto a rear lane from which there is access to the property. An adjacent pedestrian door opens to the same.

Additional Information

Freehold. All mains services connect to the property. Gas-fired 'combi' central heating. Council Band F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	74
England & Wales	EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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