

LEASEHOLD



Maisonette

**142B LLANDAFF  
ROAD,  
PONTCANNA,  
CARDIFF,  
CARDIFF CF11**

Offers In The Region

**£350,000**

### FEATURES

- Excellent transport and local amenities nearby
- 3 Double Bedrooms
- Garden
- No Chain
- Off Road Parking
- Duplex Apartment



# 3 Bedroom Maisonette located in Cardiff

Located in Pontcanna one of Cardiff's most sought-after areas, this spacious three-bedroom duplex apartment offers versatile living across two floors, ideal for professionals, families or investors. It benefits from its own private entrance and hall as well as to the rear.

The first floor features a large living room, a double bedroom, and a kitchen, while the top floor offers two further double bedrooms, providing flexible accommodation.

Additional benefits include off-road parking and a private garden area—rare and highly desirable features in this location.


Situated close to local amenities, popular cafes, and excellent transport links, this property offers the perfect balance of space, convenience and lifestyle.



Call us on  
**0292 009 0700**

[post@maison.wales](mailto:post@maison.wales)  
[www.maison.wales](http://www.maison.wales)

**Council Tax Band**  
**E**

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

