



61 Llantrisant Road, Cardiff
Cardiff

£280,000

FORTIS
Estate Agents



61 Llantrisant Road

Cardiff

Modern two bedroom semi-detached house with spacious living area, stylish kitchen and bathroom, efficient heating, and great location near shops, schools, and transport. Ideal for first-time buyers.

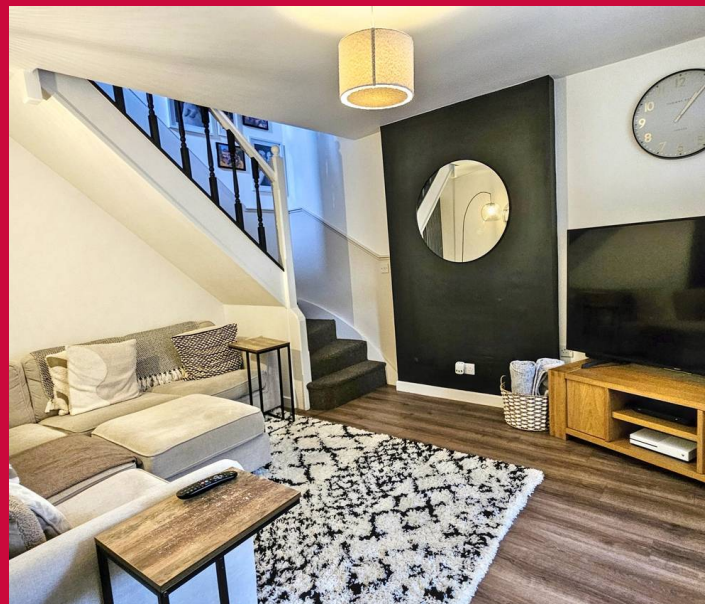
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 2 Bedroom
- Modern Kitchen
- Semi-Detached
- Private Garden
- 2 Allocated parking spaces



Entrance Hallway

A welcoming entrance hall creates an impressive first impression, providing access to all principal ground-floor accommodation. Thoughtfully designed with contemporary ceiling spotlights, two built-in storage areas, a radiator and rich dark wood-effect flooring, the space offers both style and functionality. An open transition leads seamlessly into the kitchen, enhancing the home's flowing layout.

Kitchen / Diner

The heart of the home is a beautifully appointed kitchen and dining space, designed for both everyday living and entertaining. A range of elegant cream wall and base units is complemented by solid wood-effect worktops, creating a timeless and sophisticated aesthetic. Integrated appliances include an electric oven and four-burner gas hob beneath a sleek stainless steel and glass extractor hood, while a striking turquoise glass splash back provides a contemporary focal point. Positioned beneath a window overlooking the rear garden, the sink enjoys pleasant outlooks and natural light. The kitchen further benefits from generous worktop space, room for freestanding appliances and a dedicated dining area ideal for family meals and social gatherings. Dark grey tiled-effect flooring, ceiling light points and direct access to the garden complete this impressive space.

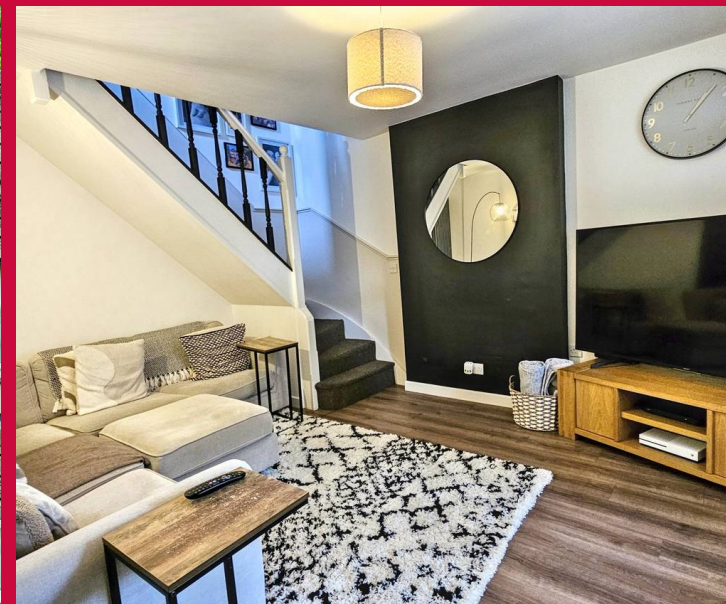
Lounge

The elegant living room is a warm and inviting space, enhanced by attractive wood-effect flooring and a striking black feature wall that adds character and sophistication. A charming bay window floods the room with natural light and creates an attractive focal point, offering pleasant views to the front aspect. A radiator, ceiling light point and staircase to the first floor complete this beautifully presented reception room.

W.C

Conveniently located on the ground floor, the stylish W.C., wash hand basin with contemporary grey tiled splash back, radiator and towel rail. Finished with grey tiled-effect flooring and ceiling lighting.

Bedroom One



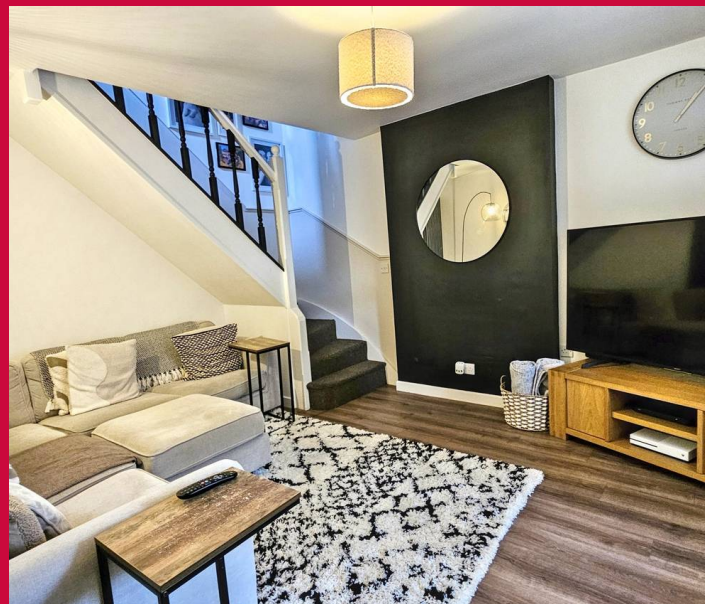


Entrance Hallway

A welcoming entrance hall creates an impressive first impression, providing access to all principal ground-floor accommodation. Thoughtfully designed with contemporary ceiling spotlights, two built-in storage areas, a radiator and rich dark wood-effect flooring, the space offers both style and functionality. An open transition leads seamlessly into the kitchen, enhancing the home's flowing layout.

Kitchen / Diner

The heart of the home is a beautifully appointed kitchen and dining space, designed for both everyday living and entertaining. A range of elegant cream wall and base units is complemented by solid wood-effect worktops, creating a timeless and sophisticated aesthetic. Integrated appliances include an electric oven and four-burner gas hob beneath a sleek stainless steel and glass extractor hood, while a striking turquoise glass splash back provides a contemporary focal point. Positioned beneath a window overlooking the rear garden, the sink enjoys pleasant outlooks and natural light. The kitchen further benefits from generous worktop space, room for freestanding appliances and a dedicated dining area ideal for family meals and social gatherings. Dark grey tiled-effect flooring, ceiling light points and direct access to the garden complete this impressive space.



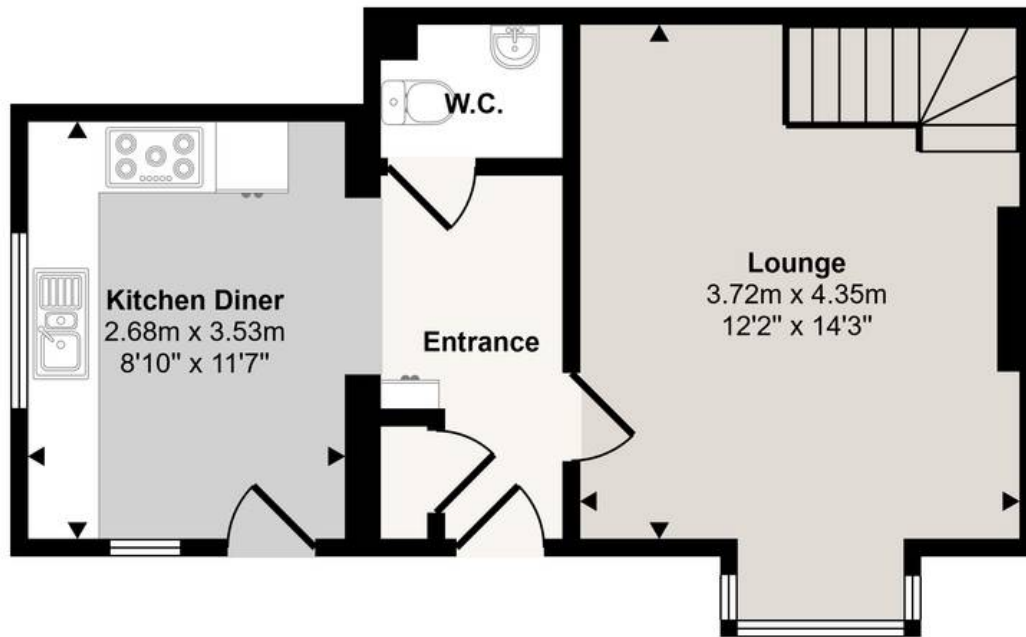
Lounge

The elegant living room is a warm and inviting space, enhanced by attractive wood-effect flooring and a striking black feature wall that adds character and sophistication. A charming bay window floods the room with natural light and creates an attractive focal point, offering pleasant views to the front aspect. A radiator, ceiling light point and staircase to the first floor complete this beautifully presented reception room.

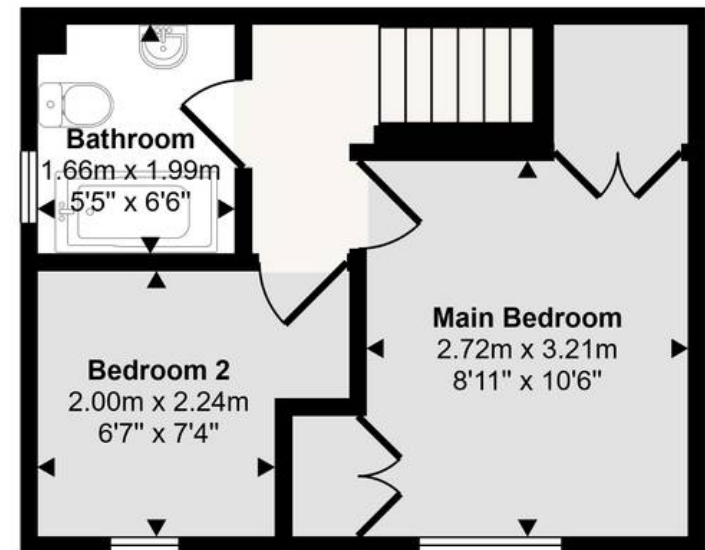
W.C

Conveniently located on the ground floor, the stylish W.C., wash hand basin with contemporary grey tiled splash back, radiator and towel rail. Finished with grey tiled-effect flooring and ceiling lighting.

Approx Gross Internal Area
59 sq m / 634 sq ft



Ground Floor
Approx 35 sq m / 376 sq ft



First Floor
Approx 24 sq m / 259 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GARDEN

The rear garden is a standout feature of the property, thoughtfully designed to combine low-maintenance living with a beautifully established outdoor setting. Arranged over two distinct levels, the space is fully paved throughout, offering a clean and practical layout ideal for year-round use and effortless upkeep. The tiered design naturally creates separate zones, allowing for flexible use such as dining, relaxing, and entertaining. Bordered and enhanced by mature trees, established planting, and a variety of well-maintained shrubs and greenery, the garden enjoys a wonderfully private and tranquil atmosphere. The rich greenery softens the paved landscaping, bringing colour, texture, and a sense of natural seclusion. Perfect for outdoor entertaining or quiet enjoyment, this attractive garden provides a versatile extension of the living space, combining structure, style, and a peaceful backdrop in equal measure.

