

Jeffrey Ross

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

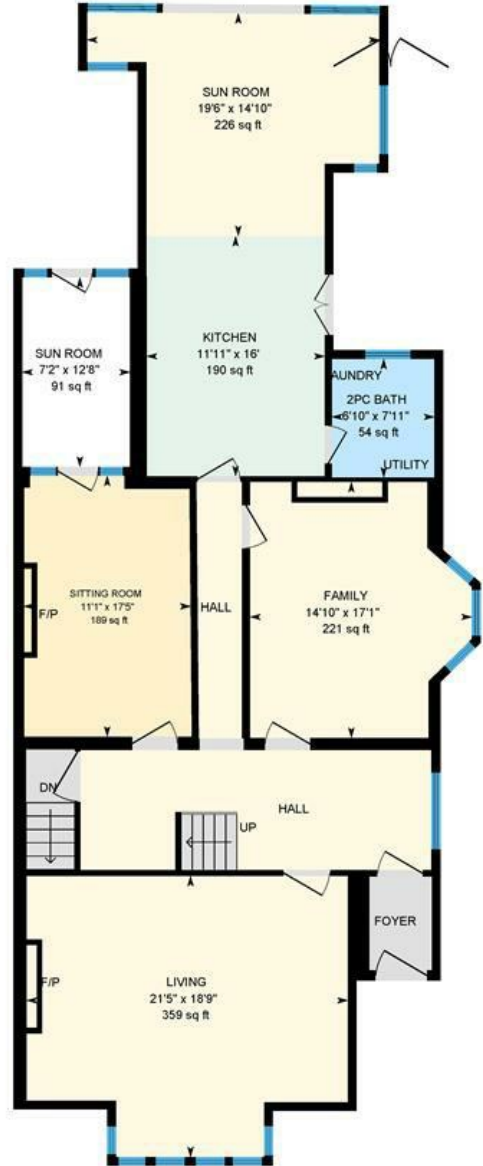


PALACE ROAD
LLANDAFF



Palace Rd, Llandaff, CRF

Main Building: Total Interior Area 3984.19 sq ft



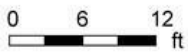
Ground Floor



1st Floor



2nd Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



A rare opportunity to acquire such a unique home on one of Cardiff's best roads. This impressive family home offers so much potential for the next owner as well as being walking distance to both Howells and the Cathedral School.

Comments by - Mr Elliott Hooper-Nash

PALACE ROAD

LLANDAFF, CF5 2AG - ASKING PRICE - £1,750,000

 7 Bedroom(s)  3 Bathroom(s)  3984.19 sq ft

Welcome to this exquisite property located on Palace Road in the charming area of Llandaff, Cardiff. This semi-detached house offers a rare opportunity to own a spacious home with 5 reception rooms, 7 bedrooms, and 3 bathrooms spread across 3,984 square feet of living space.

Situated on a generous 0.19-acre plot, this off-market gem is a hidden treasure waiting to be discovered. The property's size and layout provide ample space for comfortable living and entertaining, making it ideal for families or those who love to host guests.

One of the standout features of this property is its prime location within walking distance to Howells and the Cathedral school, offering convenience for families with school-going children. The area is known for its peaceful surroundings and community feel, providing a perfect setting to call home.

Don't miss out on this fantastic opportunity to own a piece of luxury in Llandaff. Contact us today to arrange a viewing and experience the charm and elegance this property has to offer.

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
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Director





Entrance Foyer

Entrance Hallway

Bay Fronted Living Room
6.53m x 5.72m (21'5 x 18'9)

Sitting Room
3.38m x 5.31m (11'1 x 17'5)

Family Room
4.52m x 5.21m (14'10 x 17'1)

Sun Room
2.18m x 3.86m (7'2 x 12'8)

Inner hall

Kitchen / Dining / Living
9.40m x 5.94m widest points (30'10 x 19'6 widest points)
Impressive entertaining and family space that opens up onto a large family garden

Utilty / WC
2.08m x 2.41m (6'10 x 7'11)

Basement
Steps down to a large basement area ideal for storage or potential conversion.

To the first floor

Landing

Master Bedroom
6.58m x 5.72m (21'7 x 18'9)

Ensuite
1.52m x 1.83m (5' x 6')

Bedroom Two
3.40m x 5.05m (11'2 x 16'7)

Bedroom Three
3.66m x 5.11m (12' x 16'9)

WC
0.97m x 1.55m (3'2 x 5'1)

Bedroom Four
3.73m x 4.11m (12'3 x 13'6)
Previously a kitchen, which is now used for storage and would be bedroom four

Family Bathroom
2.06m x 2.39m (6'9 x 7'10)

To the second Floor

Landing

Bedroom Five
5.87m x 4.60m (19'3 x 15'1)
Currently used as gym and games room

Bedroom Six
3.94m x 5.11m (12'11 x 16'9)

Bedroom Severn
4.19m x 5.11m (13'9 x 16'9)

Bathroom
2.90m x 2.39m (9'6 x 7'10)

Garden
Large East facing garden with great size patio area, large lawned areas in two parts. Mature borders as well as an apple and pear tree in the second part of the garden.

Tenure
we are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor,

Council Tax
Band - I

Additonal Information
The property was previously split into apartments and has been converted back into a unique family home on one of Cardiff's finest roads.



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		
England & Wales	71	80
EU Directive 2002/91/EC		





