



*Palace Avenue*

LLANDAFF



*A stunning refurbishment situated at the quieter end of Palace Avenue with rear parking and West facing garden.*

Comments by Mrs Ruby Ledley



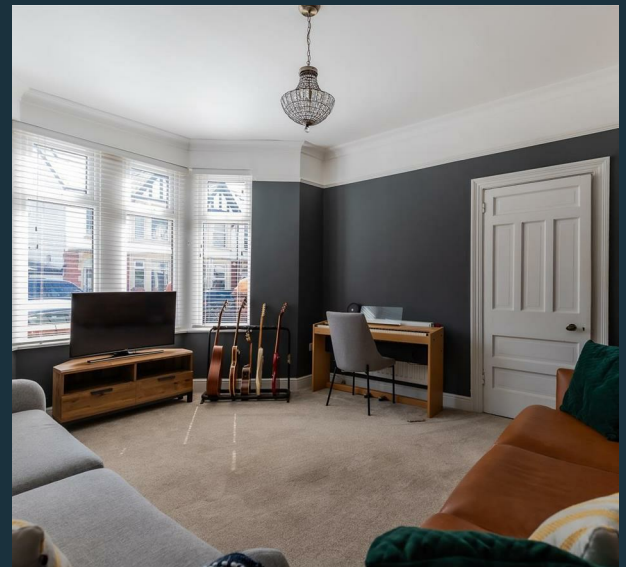
**Property Specialist**

Mrs Ruby Ledley

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Comments by Homeowner



# Palace Avenue

Llandaff, Cardiff, CF5 2DW

Offers In Excess Of

£550,000



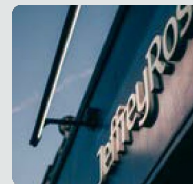
3 Bedroom(s)



2 Bathroom(s)



1405.00 sq ft



Contact our  
*Pontcanna branch*

02920 499680

Located on the ever-popular Palace Avenue in Llandaff, this refurbished bay-fronted home offers spacious and well-presented accommodation throughout.

The property comprises a living room and an open-plan kitchen/dining/family room, along with a separate utility room, shower room and cloakroom WC to the ground floor. To the first floor are three double bedrooms and a family bathroom. The property further benefits from off-road parking and a private rear garden.

Ideally positioned within walking distance of Llandaff Village, local schools and excellent transport links, this is a fantastic family home in a sought-after location.









CARDIFF

VALE


CAERPHILLY

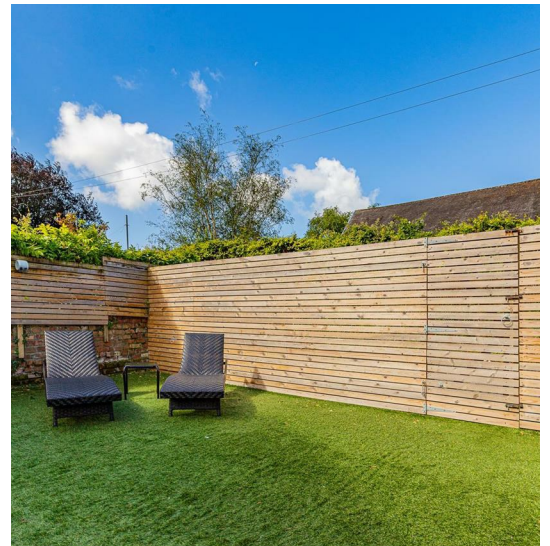
BRISTOL

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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	









Hallway

Living Room 14'6 x 13'7 (4.42m x 4.14m)

Sitting Room 15'5 x 11'9 (4.70m x 3.58m)

Kitchen 21'2 x 10'11 (6.45m x 3.33m)

Laundry/Shower Room

Landing

Bedroom One 18'2 x 13'7 (5.54m x 4.14m)

Bedroom Two 12'4 x 11'7 (3.76m x 3.53m)

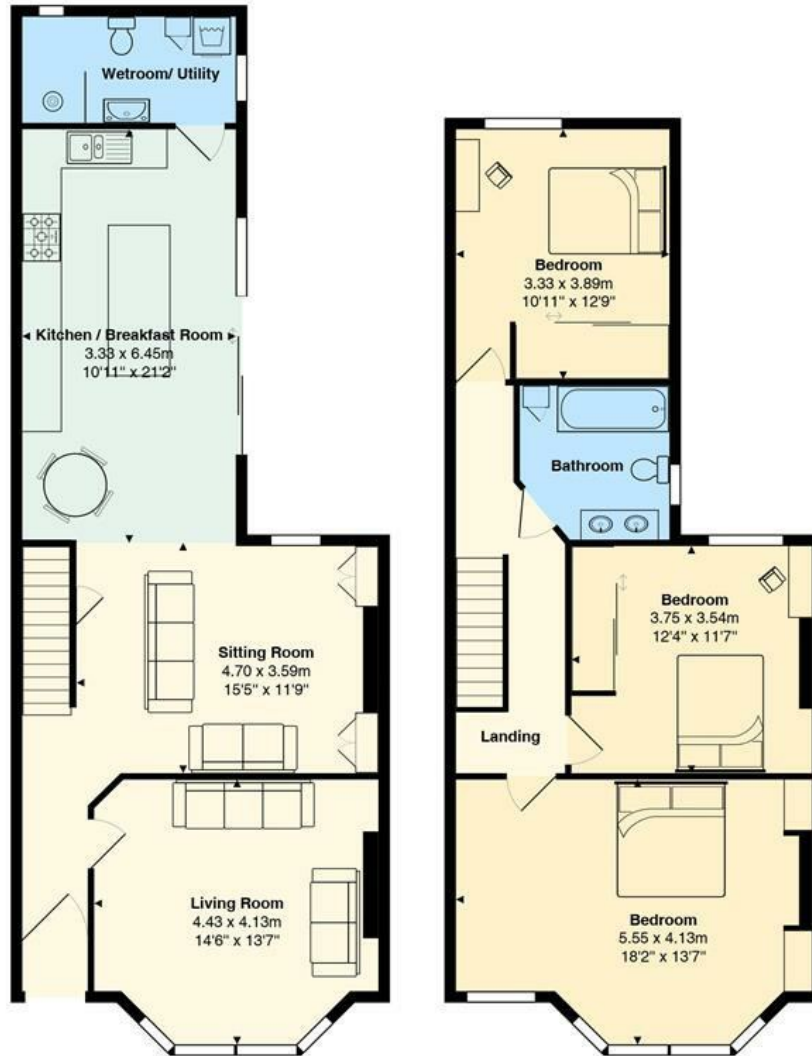
Bedroom Three 12'9 x 10'11 (3.89m x 3.33m)

Family Bathroom

Rear Garden

Off Road Parking

## Palace Avenue



Total Area: 130.6 m<sup>2</sup> ... 1405 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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