Ely Road
LLANDAFF

An impressive home in a prime location with plenty of potential

Comments by Mrs Ruby Ledley

Property Specialist

Mrs Ruby Ledley

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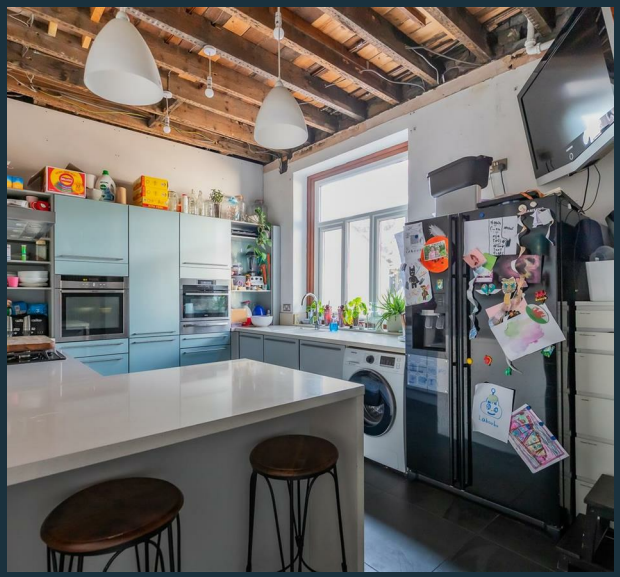
Comments by Homeowner



Ely Road

Llandaff, Cardiff, CF5 2DA

Offers In The Region Of

£950,000

6 Bedroom(s) | 2 Bathroom(s) | 3612.00 sq ft

Contact our
Pontcanna branch

02920 499680

Situated on the sought-after Ely Road in the heart of Llandaff, this substantial six-bedroom semi-detached residence offers an exceptional combination of generous living space, versatility, and exciting future potential. The property benefits from approved planning. Extending to approximately 3,612 sq ft, the property provides an ideal setting for growing families seeking both comfort and flexibility.

The accommodation features two spacious reception rooms, offering the perfect balance of formal entertaining space and relaxed family living. Six well-proportioned bedrooms are complemented by two well-appointed bathrooms, ensuring practicality for modern family life.

Externally, the property benefits from a private driveway and garage, providing ample off-road parking and additional storage.

A particular highlight of this impressive home is the scope to extend the ground floor (subject to the necessary planning consents), presenting an excellent opportunity to create additional living space tailored to your individual requirements. Planning permission has been granted for the ground floor extension, as well as a Juliet balcony to the top floor and a roof terrace accessed from the principal bedroom. All completed works have been inspected and signed off by Building Control.

Located in one of Cardiff's most desirable suburbs, Llandaff is renowned for its historic charm, excellent schools, beautiful green spaces, and strong sense of community. This outstanding home offers a rare opportunity to acquire a property of significant size with the potential to further enhance its already impressive accommodation.

Offering space, character, and exceptional potential in a prime location, this is a home that truly deserves to be viewed.

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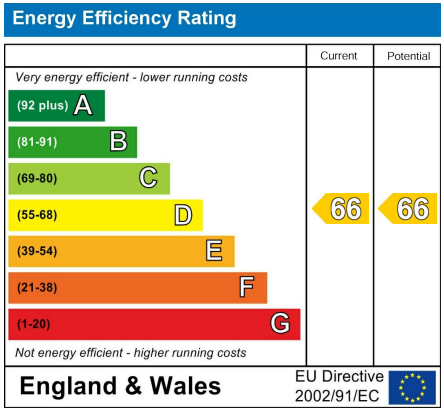
hello
lovely

Oodles of doodles

LL58 EPY


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
66
66
England & Wales
EU Directive 2002/91/EC

Living Room 18'11" x 16'2" (5.79 x 4.95)

Dining Room 11'6" x 16'7" (3.53 x 5.07)

Kitchen 18'11" x 10'2" (5.79 x 3.11)

WC

To the first floor:

Bedroom one 14'5" x 14'9" (4.41 x 4.50)

Bedroom two 13'4" x 11'9" (4.07 x 3.60)

Bathroom

Bedroom three 14'5" x 14'4" (4.41 x 4.38)

Bathroom 12'3" x 10'1" (3.75 x 3.09)

WC

To the second floor:

Bedroom four 11'6" x 12'1" (3.53 x 3.69)

Bedroom five 11'6" x 10'6" (3.53 x 3.21)

Bedroom six 17'7" x 22'9" (5.36 x 6.95)

Garage 24'3" x 19'7" (7.40 x 5.98)

Large Garage for up to 4 Cars

Garden

Tenure

Freehold- To be confirmed by your legal representative

Council Tax

Band H

School Catchment

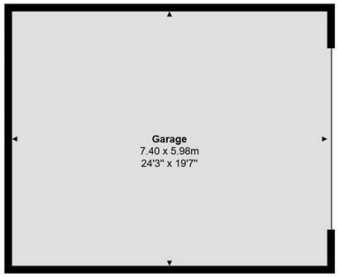
Lansdowne Primary School
Fitzalan High School

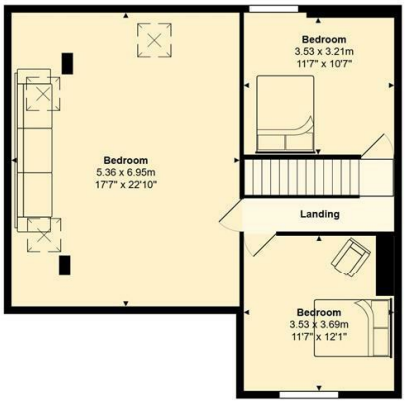
Ysgol Gymraeg Coed-Y-Gof
Ysgol Gyfun Gymraeg Plasmawr

Ely Road

Total Area inc Garage and Extension : 335.6 m² ... 3612 ft²

All measurements are approximate and for display purposes only





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