

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

PALACE ROAD  
LLANDAFF







#### 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 boarders 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.







## PALACE ROAD

LLANDAFF, CF5 2AG - £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

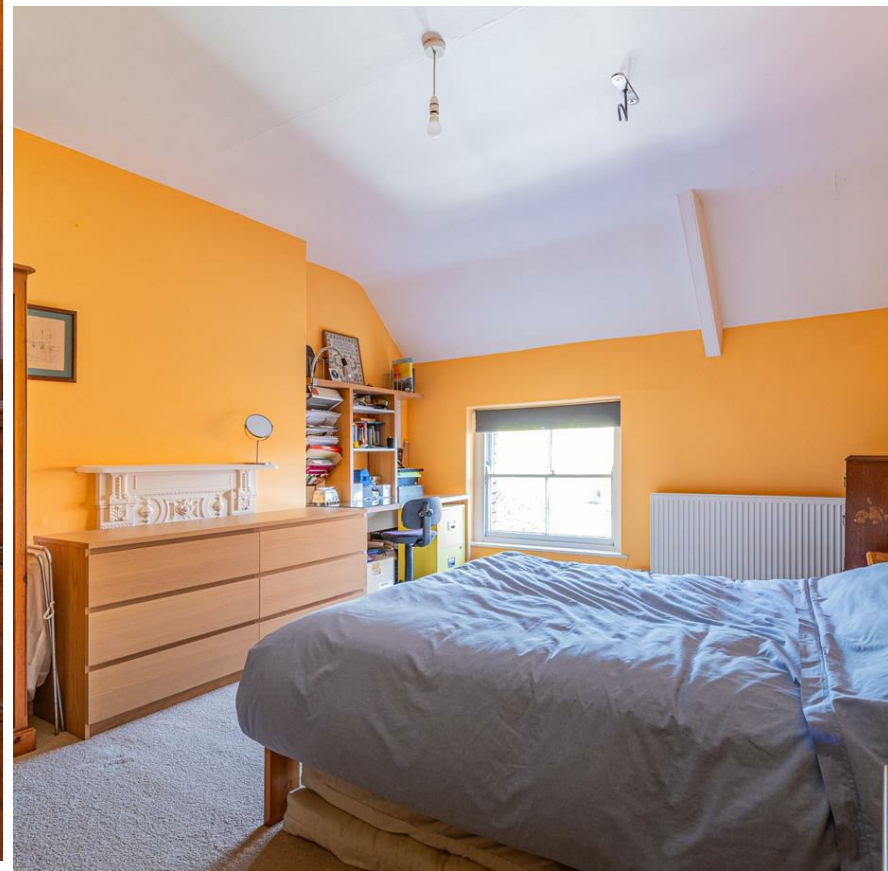
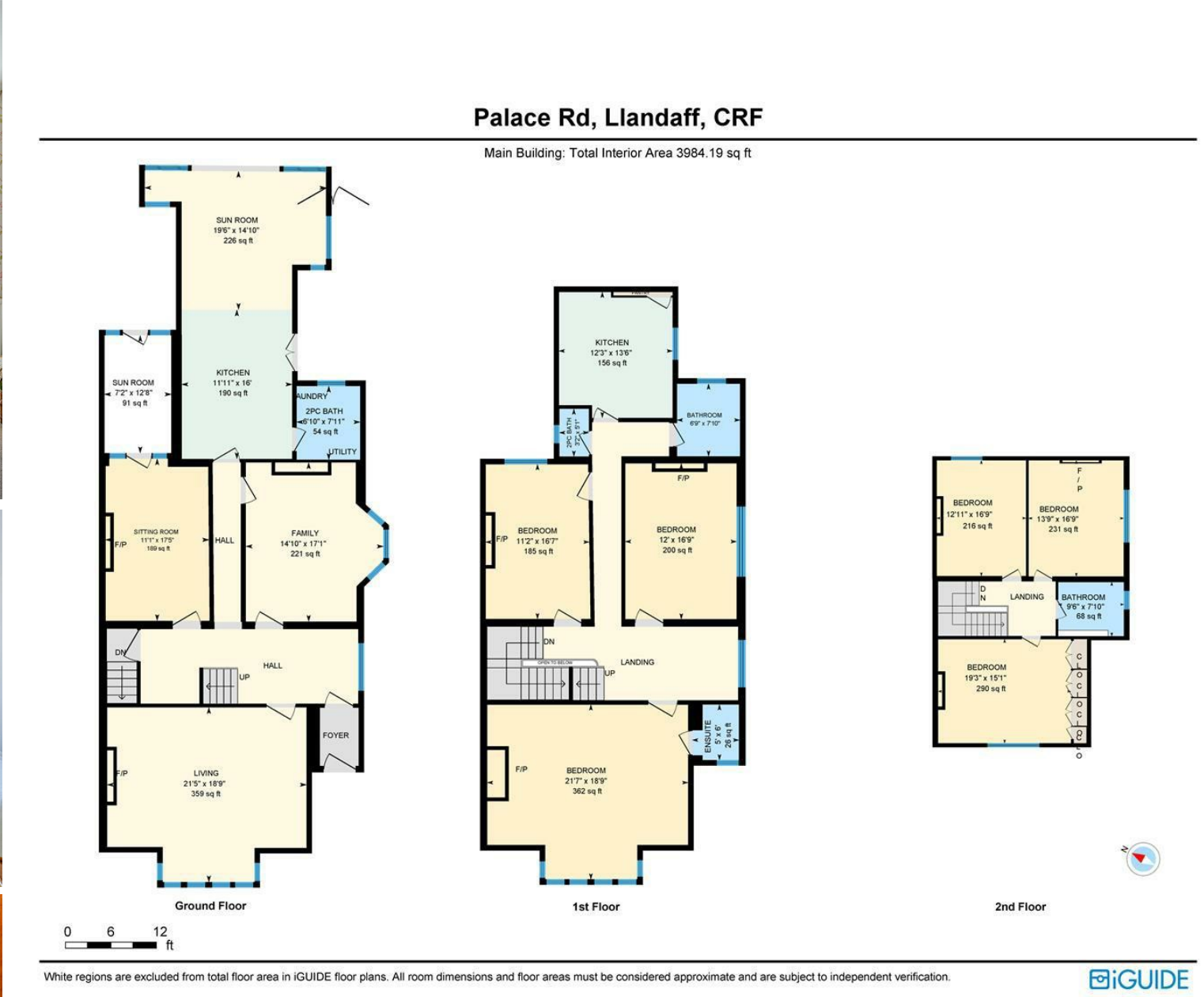
Mr Elliott Hooper-Nash  
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Director







Palace Road, Llandaff, Cardiff



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