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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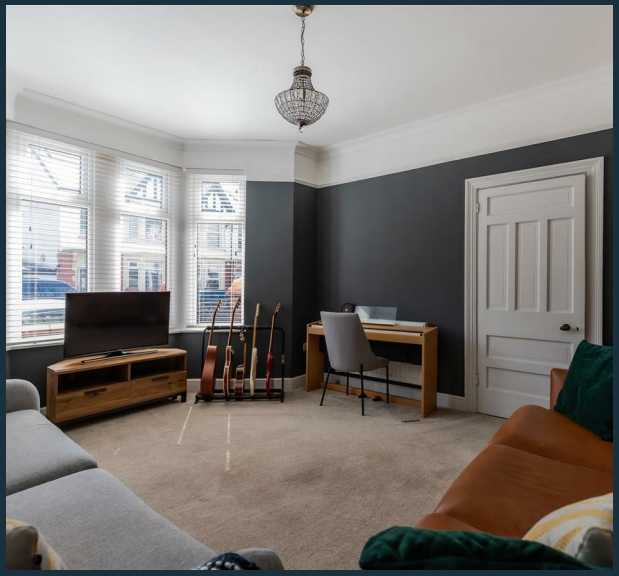
A Victorian residence close to Llandaff village

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

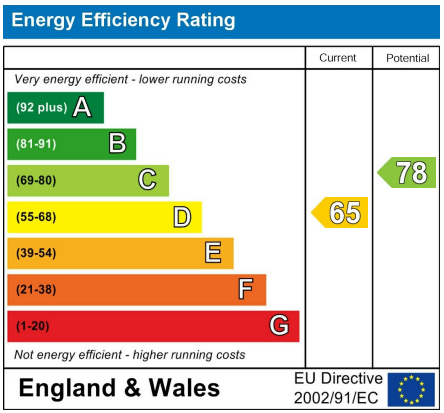
Contact our
Pontcanna branch

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.


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
65
78
England & Wales
EU Directive 2002/91/EC

PELOTON

AK72 EDX

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

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

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

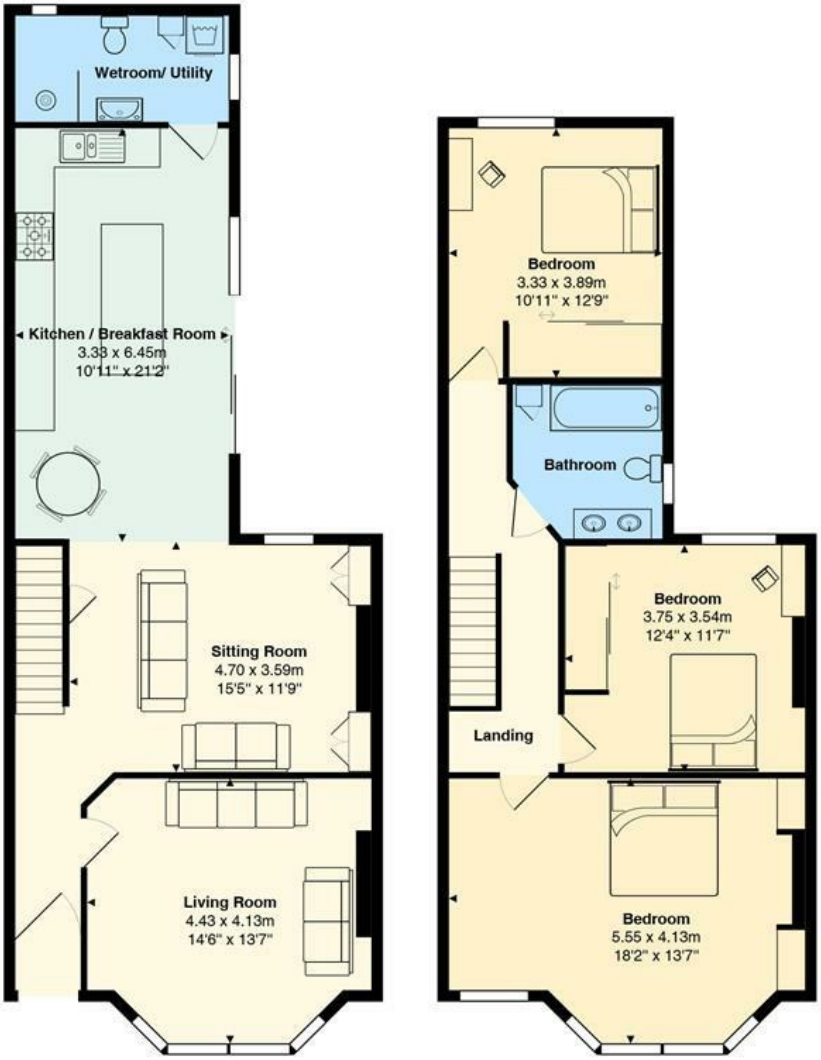
Bedroom Three 12'9 x 10'11 (3.89m x 3.33m)

Family Bathroom

Rear Garden

Off Road Parking

Palace Avenue



Total Area: 130.6 m² ... 1405 ft²

All measurements are approximate and for display purposes only

www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL