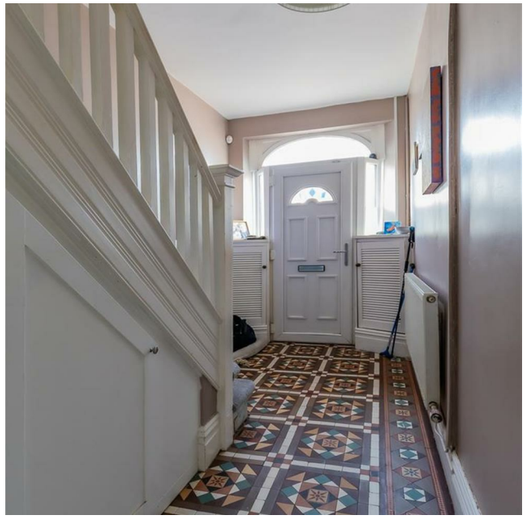
www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL



Palace Avenue

LLANDAFF



A superb family home in the heart of Llandaff Village

Comments by Mr Luke Trezise

Property Specialist

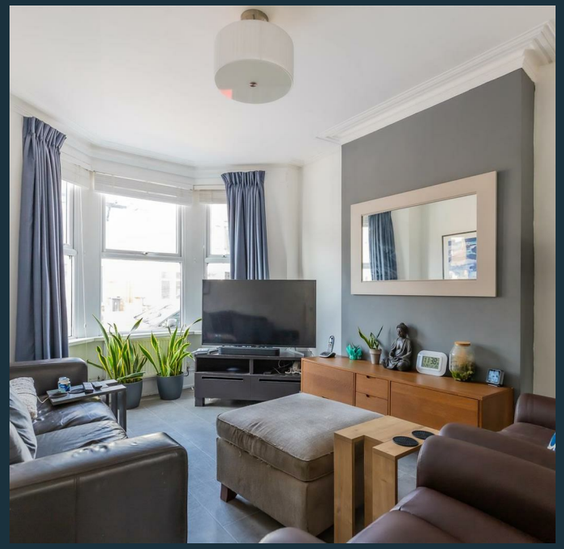
Mr Luke Trezise

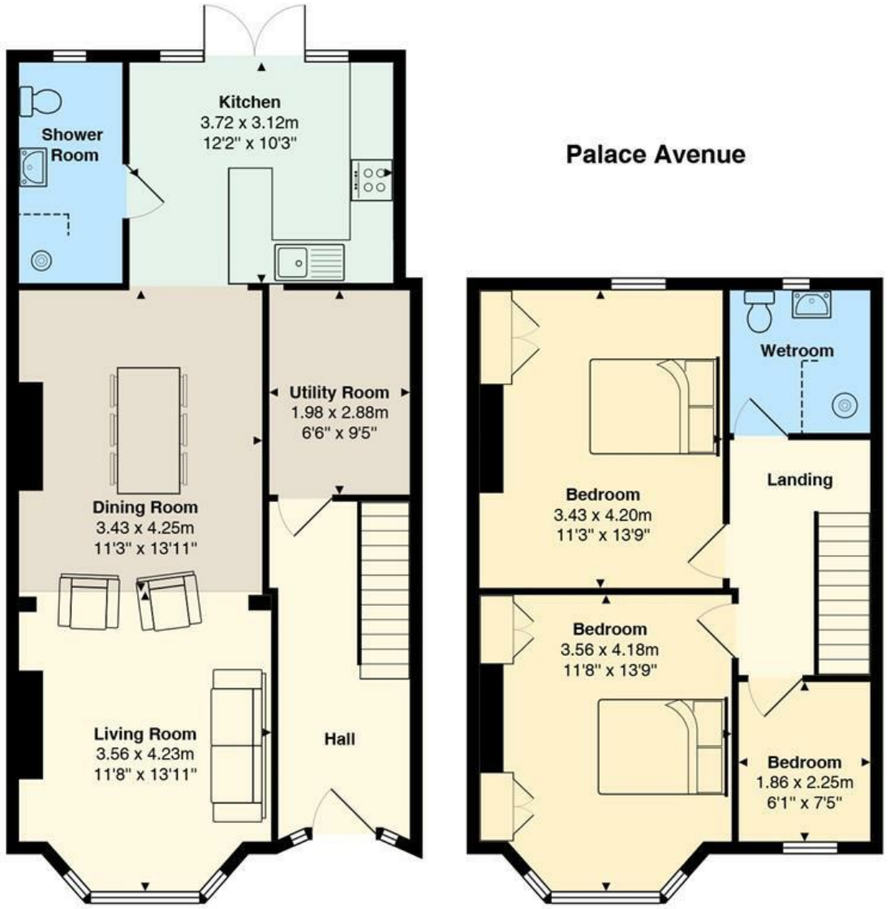
Senior valuer

luke@jeffreyross.co.uk

I couldn't ask to live in a better location, it really was the the selling point for me.

Comments by the Homeowner

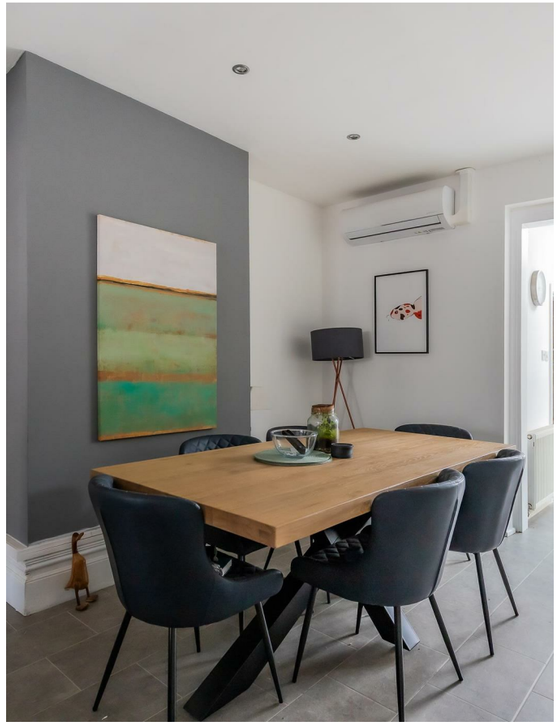




Total Area: 105.4 m² ... 1135 ft²

All measurements are approximate and for display purposes only







Palace Avenue

Llandaff, Cardiff, CF5 2DW

Asking Price

£425,000

3 Bedroom(s) | 2 Bathroom(s) | 1135.00 sq ft



Contact our

Pontcanna Branch

02920 499680

Nestled on the charming Palace Avenue in Llandaff, Cardiff, this delightful three-bedroom bay front family home offers a perfect blend of comfort and convenience. Spanning an impressive 1,135 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings.

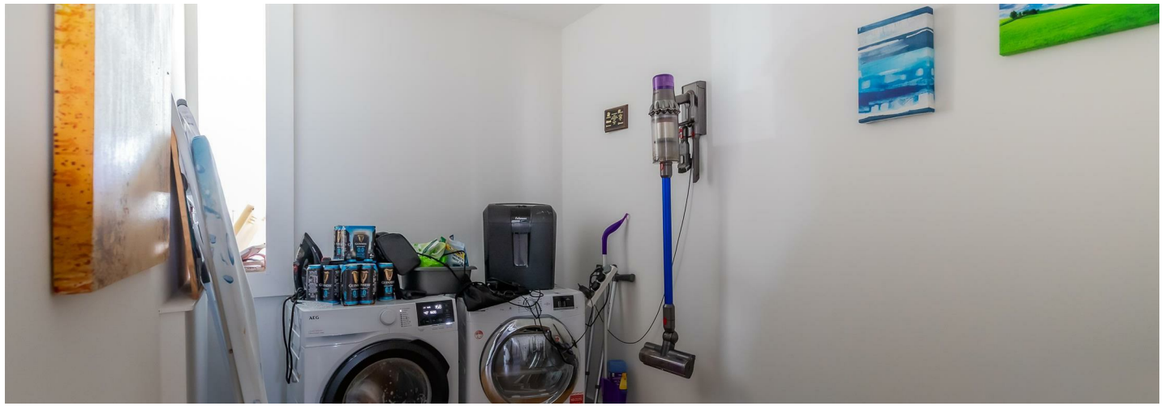
The well-appointed layout includes three inviting bedrooms, providing ample space for relaxation and rest. With two modern shower rooms, morning routines and family life are made effortless. The home is designed to cater to the needs of a growing family, ensuring that everyone has their own space.

One of the standout features of this property is the beautifully landscaped rear garden, a serene outdoor retreat perfect for summer gatherings, gardening enthusiasts, or simply unwinding after a long day. The garden offers a wonderful opportunity to enjoy the fresh air and the beauty of nature right at your doorstep.

Situated in a sought-after location, this home is within walking distance to the picturesque Llandaff Village and its stunning Cathedral. The area is known for its vibrant community, excellent local amenities, and easy access to transport links, making it an ideal choice for families and professionals alike.

This property presents a rare opportunity to own a charming family home in one of Cardiff's most desirable neighbourhoods. With its appealing features and prime location, it is sure to attract interest from those looking to settle in this lovely part of the city.





Council tax band

Band F

EPC

Rating C

School catchment area

Primary School Catchments
• English-Medium: Llandaff City C.I.W. Primary School is the closest primary school located right in the immediate area (approx. 0.2 miles away).
• Welsh-Medium: Ysgol Pencae serves as the local Welsh-medium option for Llandaff residents. Ysgol Gymraeg Coed-Y-Gof also covers portions of Llandaff for Welsh-medium streams.
Secondary School Catchments
• English-Medium (Faith-based Coordinated): The Bishop of Llandaff C.I.W. High School is the prominent local secondary provider. Note that admissions here follow a coordinated faith policy alongside standard council applications. Cantonian High School is also a nearby English-medium option.
• Welsh-Medium: Ysgol Gyfun Gymraeg Glantaf covers the east-of-Taff and Llandaff streams for secondary Welsh-medium education.

Tenure

Freehold

Hall

Living room 11'8 x 13'1 (3.56m x 3.99m)

Dining room 11'3 x 13'1 (3.43m x 3.99m)

Kitchen 12'2 x 10'3 (3.71m x 3.12m)

Utility room 6'6 x 9'5 (1.98m x 2.87m)

Shower room

Bedroom 11'8 x 13'9 (3.56m x 4.19m)

Bedroom 11'3 x 13'9 (3.43m x 4.19m)

Bedroom 6'1 x 7'5 (1.85m x 2.26m)

Wetroom

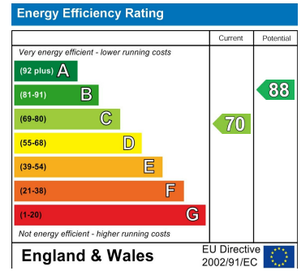
Rear garden








Wessex
Wessex
Maximum Rated
Load is 250kg
(551 lbs)
NO STANDING


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
70
88
England & Wales
EU Directive 2002/91/EC



