



BRUTON PLACE

LLANDAFF





BRUTON PLACE

LLANDAFF, CF5 2ER - £850,000



5 bedroom(s)



3 bathroom(s)



2671.00 sq ft

Nestled in the charming area of Bruton Place, Llandaff, Cardiff, this exquisite house offers a perfect blend of modern living and classic elegance. Having undergone a comprehensive refurbishment and reconfiguration, the property boasts a fresh and contemporary feel throughout, making it an ideal family home.

With four spacious bedrooms, and a study, this residence provides ample accommodation for families or those who enjoy hosting guests. The three well-appointed bathrooms ensure convenience and comfort for all occupants. The two reception rooms are perfect for entertaining or relaxing, offering versatile spaces that can be tailored to your lifestyle.

One of the standout features of this property is the separate office or apartment, which presents an excellent opportunity for those who work from home or require additional living space. This flexibility is a rare find in such a prime location.

Parking will never be a concern, as the property offers space for up to six vehicles, a significant advantage in this sought-after area. Llandaff is known for its picturesque surroundings, rich history, and vibrant community, making it a desirable place to live.

In summary, this fully refurbished house in Bruton Place is a remarkable opportunity for anyone seeking a stylish and spacious home in a prime location. With its modern amenities, generous parking, and additional office space, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this exceptional property your own.

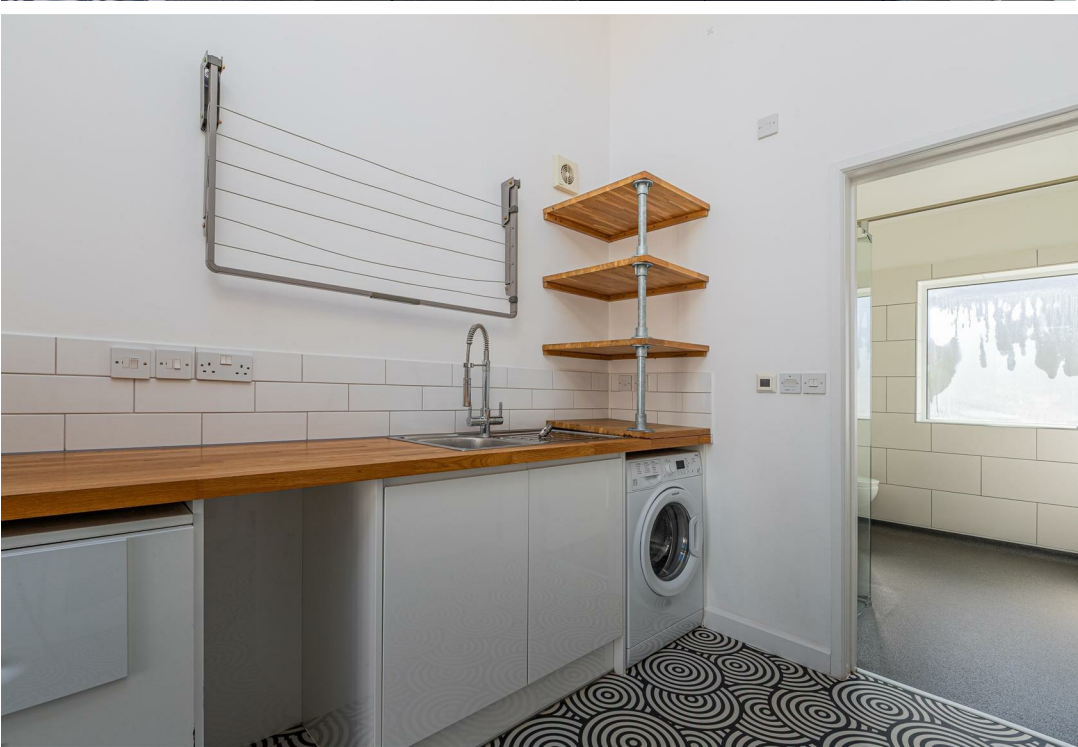
PROPERTY SPECIALIST

Mrs Ruby Ledley

ruby@jeffreycross.co.uk
02920499680

Valuer





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		
England & Wales	76	83
EU Directive 2002/91/EC		

















HALLWAY

LOUNGE

6.30m x 4.04m (20'8 x 13'3)

KITCHEN DINER

7.54m x 3.96m (24'9 x 13)

FAMILY ROOM

3.33m x 6.10m (10'11 x 20)

BEDROOM / STUDY

3.10m x 4.39m (10'2 x 14'5)

BEDROOM 2

3.12m x 2.97m (10'3 x 9'9)

BEDROOM 3

3.35m x 3.91m (11 x 12'10)

UTILITY ROOM

SHOWER ROOM

BEDROOM 4

7.01m x 3.28m (23 x 10'9)

BEDROOM 5

3.96m x 7.87m (13 x 25'10)

ENSUITE

BALCONY

GARDEN

CONVERTED GARAGE

A converted double garage, now used as an office/guest house with planning permission to demolish and build a one bedroom single storey detached dwelling.

TENURE

EPC

COUNCIL TAX

SCHOOL CATCHMENT



" An exceptional property in the heart of Llandaff Village, offering a perfect blend of class with a modern twist.

Comments by Mrs Ruby Ledley "



Many Trees, 15, Bruton Place, Llandaff, CF5 2ER



Total Area: 248.1 m² ... 2671 ft² (excluding balcony)

All measurements are approximate and for display purposes only

www.jeffreyross.co.uk

Jeffrey Ross