

Palace Road

LLANDAFF





Comments by Mr Elliott Hooper-Nash



A rare opportunity to acquire such a unique home on one of Cardiff's best roads. This impressive family home offers so much potential for the next owner as well as being walking distance to both Howells and the Cathedral School.

Comments by the Homeowner





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| Entrance Foyer | To the first floor | Landing |
| Entrance Hallway | Landing | Bedroom Five 19'3 x 15'1 |
| Bay Fronted Living Room 21'5 x 18'9 | Master Bedroom 21'7 x 18'9 | Bedroom Six 12'11 x 16'9 |
| Sitting Room 11'1 x 17'5 | Ensuite 5' x 6' | Bedroom Severn 13'9 x 16'9 |
| Family Room 14'10 x 17'1 | Bedroom Two 11'2 x 16'7 | Bathroom 9'6 x 7'10 |
| Sun Room 7'2 x 12'8 | Bedroom Three 12' x 16'9 | Garden |
| Inner hall | WC 3'2 x 5'1 | Tenure |
| Kitchen / Dining / Living 30'10 x 19'6 widest points | Bedroom Four 12'3 x 13'6 | Council Tax |
| Utilty / WC 6'10 x 7'11 | Family Bathroom 6'9 x 7'10 | Additional Information |
| Basement | To the second Floor | |

