

FOR SALE



Ely Road

Llandaff, Cardiff, CF5 2DA

LLANDAFF, CARDIFF

Ely Road

Llandaff, Cardiff, CF5 2DA

GUIDE PRICE

£900,000

6 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

3,612 SQ FT





*An impressive home in a prime location
with plenty of potential*



RUBY LEDLEY
SALES VALUER · PONTCANNA



THE PROPERTY

Situated on the sought-after Ely Road in the heart of Llandaff, this substantial six-bedroom semi-detached residence offers an exceptional combination of generous living space, versatility, and exciting future potential. The property benefits from approved planning. Extending to approximately 3,612 sq ft, the property provides an ideal setting for growing families seeking both comfort and flexibility.

The accommodation features two spacious reception rooms, offering the perfect balance of formal entertaining space and relaxed family living. Six well-proportioned bedrooms are complemented by two well-appointed bathrooms, ensuring practicality for modern family life.

Externally, the property benefits from a private driveway and garage, providing ample off-road parking and additional storage.

A particular highlight of this impressive home is the scope to extend the ground floor (subject to the necessary planning consents), presenting an excellent opportunity to create additional living space tailored to your individual requirements. Planning permission has been granted for the ground floor extension, as well as a Juliet balcony to the top floor and a roof terrace accessed from the principal bedroom. All completed works have been inspected and signed off by Building Control.

Located in one of Cardiff's most desirable suburbs, Llandaff is renowned for its historic charm, excellent schools, beautiful green spaces, and strong sense of community. This outstanding home offers a rare opportunity to acquire a property of significant size with the potential to further enhance its already impressive accommodation.

Offering space, character, and exceptional potential in a prime location, this is a home that truly deserves to be viewed.

KEY FEATURES

SIX BEDROOMS

2 BATHROOMS

GARAGE FOR 4 CARS

POTENTIAL TO EXTEND

3612SQFT



INSIDE



INSIDE



OWNERS' COMMENTS

*An imposing six bedroom family home in
a great location.*

THE OWNERS

LLANDAFF, CARDIFF



ACCOMMODATION

LIVING ROOM	5.79 x 4.95
-------------	-------------

DINING ROOM	3.53 x 5.07
-------------	-------------

KITCHEN	5.79 x 3.11
---------	-------------

BEDROOM ONE	4.41 x 4.50
-------------	-------------

BEDROOM TWO	4.07 x 3.60
-------------	-------------

BEDROOM THREE	4.41 x 4.38
---------------	-------------

BATHROOM	3.75 x 3.09
----------	-------------

BEDROOM FOUR	3.53 x 3.69
--------------	-------------

BEDROOM FIVE	3.53 x 3.21
--------------	-------------

BEDROOM SIX	5.36 x 6.95
-------------	-------------

GARAGE	7.40 x 5.98
--------	-------------

Large Garage for up to 4 Cars

SCHOOL CATCHMENT

*Lansdowne Primary School Fitzalan High School Ysgol Gymraeg
Coed-Y-Gof Ysgol Gyfun Gymraeg Plasmawr*

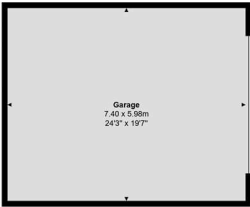
FLOORPLAN



Ely Road

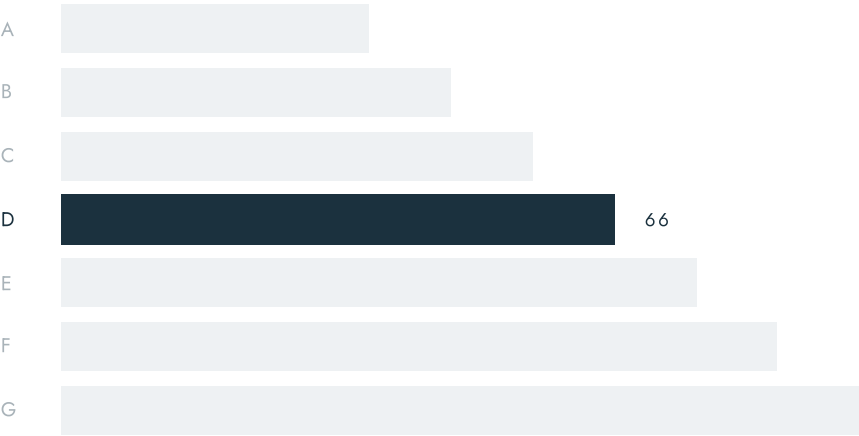
Total Area inc Garage and Extension : 335.6 m² ... 3612 ft²

All measurements are approximate and for display purposes only



Energy efficiency

Currently band D, with the potential to reach band D.



Rating 66 · potential 66. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE - SEMI-DETACHED
INTERNAL AREA	3,612 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND H · ABOUT £4,026 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	66 · POTENTIAL 66

COME AND SEE IT

Arrange a viewing

*Our Pontcanna team can arrange a private viewing,
usually within days – call 029 2049 9680.*



Ruby Ledley

SALES VALUER

PONTCANNA BRANCH

029 2049 9680

223–225 CATHEDRAL ROAD, PONTCANNA, CARDIFF,
CF11 9PP



SCAN TO SEE WHAT'S
NEAR YOU

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 223–225 Cathedral Road, Pontcanna, Cardiff, CF11 9PP. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyyross.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU