

FOR SALE

# Palace Avenue

*Llandaff, Cardiff, CF5 2DW*

LLANDAFF, CARDIFF

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GUIDE PRICE

£499,950

3 BEDROOMS

1 BATHROOM

1 RECEPTION

1,388 SQ FT

CHAIN FREE

PRIME LOCATION

OPEN PLAN KITCHEN DINER

THREE BEDROOMS

RENOVATED THROUGHOUT

GARAGE WITH OFF ROAD PARKING

SEPARATE RECEPTION ROOM



## THE PROPERTY

A beautifully renovated three-bedroom home offering approximately 1,388 sq ft of stylish and versatile accommodation in the sought-after area of Llandaff.

The property is fully renovated throughout and ready to move straight into, featuring a welcoming reception room, modern kitchen and contemporary bathroom, alongside three well-proportioned bedrooms.

Externally, the property benefits from a garage with off-road parking - a highly desirable feature for the area.

Ideally positioned close to Llandaff's excellent local amenities, green spaces and transport links, this impressive home combines modern living with a desirable residential setting.



INSIDE



ACCOMMODATION

HALLWAY

*Amtico Parquet Flooring Through to Kitchen Diner*

KITCHEN 5.13m x 3.10m

*With Integrated Dishwasher & Washing Machine. Space for American Style Fridge Freezer*

DINER / LOUNGE 3.43m x 4.19m

LIVING ROOM 3.43m x 4.29m

BEDROOM 1 3.43m x 4.29m

BEDROOM 2 3.43m x 4.19m

BEDROOM 3 1.83m x 2.21m

GARAGE 5.05m x 4.80m

PROPERTY TYPE HOUSE

INTERNAL AREA 1,388 SQ FT

TENURE FREEHOLD

COUNCIL TAX BAND F · ABOUT £2,908 A YEAR  
*Cardiff Council, 2026/27 estimate*

EPC RATING 68 · POTENTIAL 87

FLOORPLAN



Total Area: 129.0 m<sup>2</sup> ... 1388 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Not to scale. Measurements are approximate and for illustration only.



## Ruby Ledley

SALES VALUER

PONTCANNA BRANCH

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SCAN TO SEE WHAT'S  
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

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. [jeffreygross.co.uk](https://jeffreygross.co.uk)