

UNDER OFFER



Palace Road

Llandaff, Cardiff, CF5 2AF

LLANDAFF, CARDIFF

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GUIDE PRICE

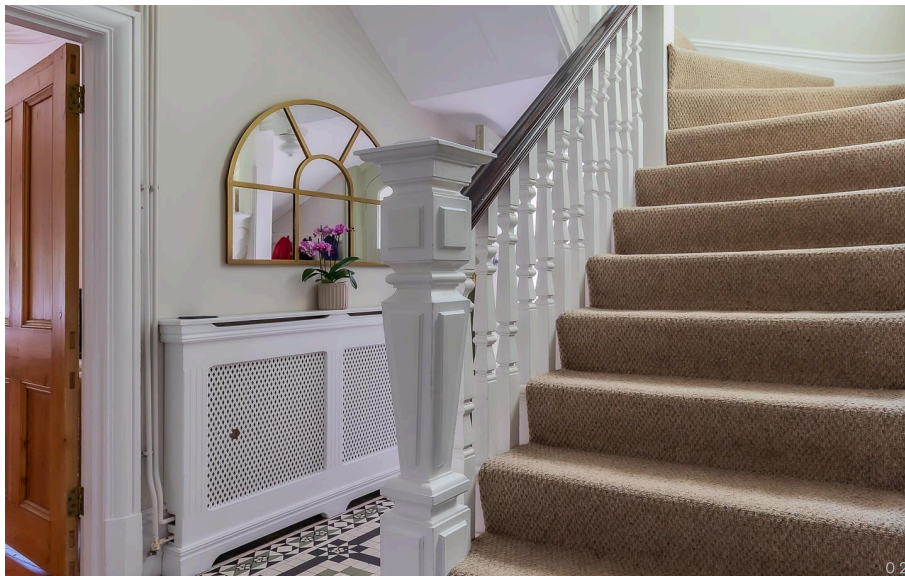
£1,250,000

5 BEDROOMS

2 BATHROOMS

3 RECEPTIONS

2,388 SQ FT





*An impressive mix of contemporary living
mixed with a touch of character.*



RUBY LEDLEY
SALES VALUER · PONTCANNA



THE PROPERTY

Situated on the highly sought-after Palace Road in Llandaff, Cardiff, this impressive detached residence offers spacious and highly versatile accommodation extending to approximately 2,388 sq. ft. The property has undergone a significant programme of refurbishment, resulting in a beautifully enhanced home that seamlessly combines generous living space with contemporary finishes.

The property features five generously sized bedrooms, including a superb principal suite occupying the second floor. Complete with a dressing room and en-suite shower room, this private space provides an ideal retreat away from the main living areas.

At the heart of the home is the impressive open-plan kitchen and dining space on the lower ground floor. Designed with both family life and entertaining in mind, this bright and sociable area opens directly onto the rear garden, creating a seamless connection between indoor and outdoor living. There are also three additional reception rooms, offering excellent flexibility for use as formal living spaces, a family room, home office or playroom. To the rear of the property, a beautifully refurbished balcony provides a wonderful vantage point from which to enjoy views over the garden.

The property also benefits from a useful utility room and a convenient downstairs W/C, while a well-appointed family bathroom serves the additional bedrooms. The generous proportions and flexible layout provide an excellent balance of living and bedroom space throughout.

Externally, the property benefits from driveway parking, with EV charging. While the rear garden offers a pleasant space to relax, entertain and enjoy outdoor dining.

Located in the popular and historic area of Llandaff, the property is ideally positioned for local amenities, well-regarded schools and convenient access into Cardiff city centre.

A fantastic opportunity to acquire a substantial family home in one of Cardiff's most desirable locations.

KEY FEATURES

FIVE BEDROOMS

THREE RECEPTION ROOMS AND SEPARATE STUDY

OPEN PLAN KITCHEN DINER LEADING ON TO GOOD SIZED, SPLIT LEVEL REAR GARDEN

PRINCIPLE SUITE ON SECOND FLOOR INCLUDES A DRESSING ROOM AND ENSUITE SHOWER ROOM

DRIVEWAY PARKING

EV CHARGING POINT

SIGNIFICANT REFURBISHMENT THROUGHOUT



INSIDE



INSIDE

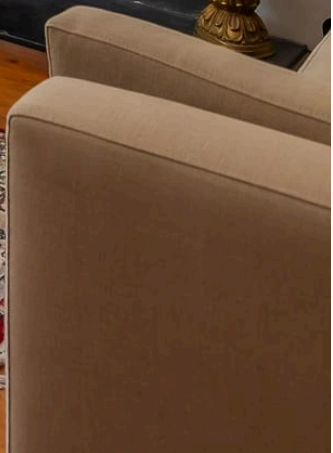


OWNERS' COMMENTS

*A beautiful family home situated on one of
Cardiff's most sought after roads. A short
walk to Howells School & Llandaff
Cathedral School.*

THE OWNERS

LLANDAFF, CARDIFF



ACCOMMODATION

LOUNGE	3.63 x 3.78
SECOND RECEPTION ROOM	3.66 x 4.30
SITTING ROOM	3.66 x 3.57
STUDY	3.57 x 2.63
KITCHEN/DINING ROOM	7.31 x 5.24
BEDROOM ONE	3.66 x 4.30
BEDROOM TWO	3.66 x 3.64
BEDROOM THREE	3.62 x 3.75
BEDROOM FOUR	2.98 x 2.12
BEDROOM FIVE	3.64 x 5.59

SCHOOL CATCHMENT

*Walking distance to Howells School Llandaff Cathedral School
Llandaff CIW Bishop Of Llandaff Secondary School My Welsh
medium primary catchment area is Ysgol Pencae Ysgol Gyfun
Gymraeg Glantaf My English medium primary catchment area is
Radnor Primary School Fitzalan High School*

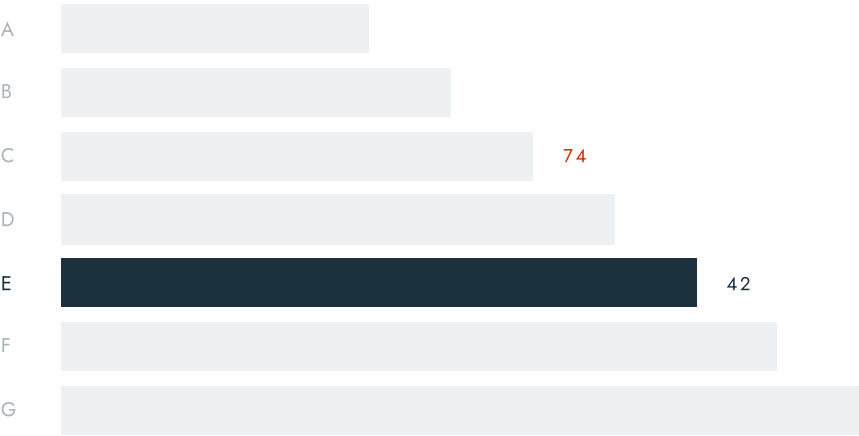
FLOORPLAN



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

Energy efficiency

Currently band E, with the potential to reach band C.



Rating 42 · potential 74. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE - DETACHED
INTERNAL AREA	2,388 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND H · ABOUT £4,026 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	42 · POTENTIAL 74

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