

FOR SALE

Palace Avenue

Llandaff, Cardiff, CF5 2DW

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ASKING PRICE

£425,000

3 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

1,135 SQ FT

THREE BEDROOMS

LANDSCAPED REAR GARDEN

MODERN KITCHEN

PRIME VILLAGE LOCATION



THE PROPERTY

Nestled on the charming Palace Avenue in Llandaff, Cardiff, this delightful three-bedroom bay front family home offers a perfect blend of comfort and convenience. Spanning an impressive 1,135 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings.

The well-appointed layout includes three inviting bedrooms, providing ample space for relaxation and rest. With two modern shower rooms, morning routines and family life are made effortless. The home is designed to cater to the needs of a growing family, ensuring that everyone has their own space.

One of the standout features of this property is the beautifully landscaped rear garden, a serene outdoor retreat perfect for summer gatherings, gardening enthusiasts, or simply unwinding after a long day. The garden offers a wonderful opportunity to enjoy the fresh air and the beauty of nature right at your doorstep.

Situated in a sought-after location, this home is within walking distance to the picturesque Llandaff Village and its stunning Cathedral. The area is known for its vibrant community, excellent local amenities, and easy access to transport links, making it an ideal choice for families and professionals alike.

This property presents a rare opportunity to own a charming family home in one of Cardiff's most desirable neighbourhoods. With its appealing features and prime location, it is sure to attract interest from those looking to settle in this lovely part of the city.

INSIDE



ACCOMMODATION

COUNCIL TAX BAND

SCHOOL CATCHMENT AREA

LIVING ROOM 3.56m x 3.99m

DINING ROOM 3.43m x 3.99m

KITCHEN 3.71m x 3.12m

UTILITY ROOM 1.98m x 2.87m

BEDROOM 3.56m x 4.19m

BEDROOM 3.43m x 4.19m

BEDROOM 1.85m x 2.26m

INTERNAL AREA 1,135 SQ FT

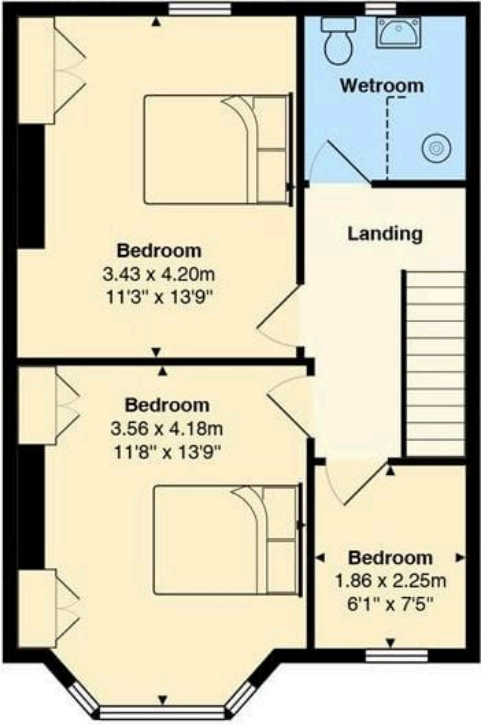
TENURE FREEHOLD

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

FLOORPLAN



Palace Avenue



Total Area: 105.4 m² ... 1135 ft²

All measurements are approximate and for display purposes only



Luke Trezise

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