

FOR SALE

Palace Road

Llandaff, Cardiff, CF5 2AG

LLANDAFF, CARDIFF

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OFFERS IN EXCESS OF

£1,600,000

7 BEDROOMS

3 BATHROOMS

5 RECEPTIONS

3,985 SQ FT





The location is a real bonus—just a short walk to Howells and the Cathedral School, plus the peaceful, community feel Llandaff is known for. A rare opportunity in a great spot. Get in touch to arrange a viewing!



ELLIOTT HOOPER-NASH
DIRECTOR · PONTCANNA



THE PROPERTY

Welcome to this exquisite property located on Palace Road in the charming area of Llandaff, Cardiff. This semi-detached house offers a rare opportunity to own a spacious home with 5 reception rooms, 7 bedrooms, and 3 bathrooms spread across 3,984 square feet of living space.

Situated on a generous 0.19-acre plot, this off-market gem is a hidden treasure waiting to be discovered. The property's size and layout provide ample space for comfortable living and entertaining, making it ideal for families or those who love to host guests.

One of the standout features of this property is its prime location within walking distance to Howells and the Cathedral school, offering convenience for families with school-going children. The area is known for its peaceful surroundings and community feel, providing a perfect setting to call home.

Don't miss out on this fantastic opportunity to own a piece of luxury in Llandaff. Contact us today to arrange a viewing and experience the charm and elegance this property has to offer.

KEY FEATURES

3,984 SQFT

7 BEDROOMS

5 RECEPTIONS

3 BATHROOMS

PLOT SIZE IS 0.19 OF AN ACRE



INSIDE



INSIDE



OWNERS' COMMENTS

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.

THE OWNERS

LLANDAFF, CARDIFF



ACCOMMODATION

BAY FRONTED LIVING ROOM

6.53m x 5.72m

SITTING ROOM

3.38m x 5.31m

FAMILY ROOM

4.52m x 5.21m

SUN ROOM

2.18m x 3.86m

KITCHEN / DINING / LIVING

9.40m x 5.94m widest points

UTILITY / WC

2.08m x 2.41m

BASEMENT

MASTER BEDROOM

6.58m x 5.72m

ENSUITE

1.52m x 1.83m

BEDROOM TWO

3.40m x 5.05m

BEDROOM THREE

3.66m x 5.11m

WC

0.97m x 1.55m

BEDROOM FOUR

3.73m x 4.11m

FAMILY BATHROOM

2.06m x 2.39m

BEDROOM FIVE

5.87m x 4.60m

BEDROOM SIX

3.94m x 5.11m

BEDROOM SEVERN

4.19m x 5.11m

BATHROOM

2.90m x 2.39m

GARDEN

ADDITIONAL INFORMATION

Palace Rd, Llandaff, CRF

Main Building: Total Interior Area 3984.19 sq ft

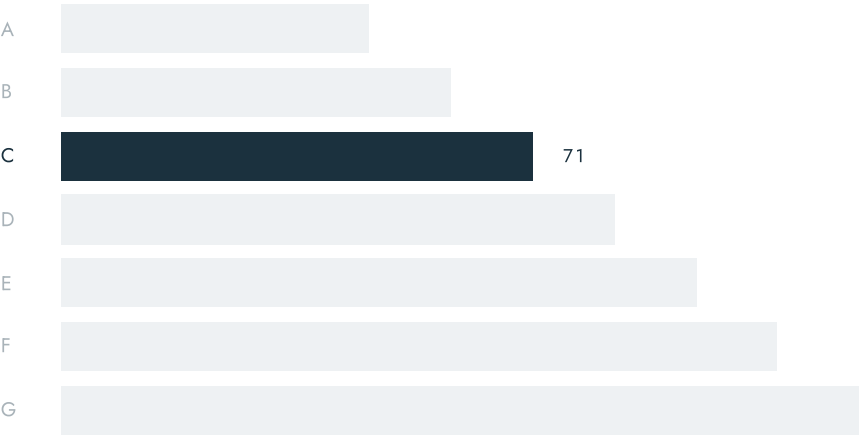


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Energy efficiency

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



Rating 71 · potential 80. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE - SEMI-DETACHED
INTERNAL AREA	3,985 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND I · ABOUT £4,697 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	71 · POTENTIAL 80

COME AND SEE IT

Arrange a viewing

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



Elliott Hooper-Nash

DIRECTOR

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