



PALACE ROAD
LLANDAFF
CARDIFF CF5 2AF

ASKING PRICE OF
£1,150,000



SEMI-DETACHED HOUSE



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INCREDIBLY BRIGHT AND SPACIOUS, SEMI-DETACHED HOUSE IN LLANDAFF* MGY are delighted to bring to market this beautifully presented and rarely available five bedroom, semi-detached house situated on the much favoured Palace Road in Llandaff. The accommodation is split over three floors and briefly comprises family room, utility area, one double bedroom, shower room and separate WC to the lower ground floor, entrance hallway, lounge, sitting room and kitchen/breakfast room to the ground floor, four double bedrooms, bathroom, and separate WC to the first floor. The property further benefits from a large and beautifully landscaped rear garden with garden room, private driveway with space for multiple cars, and has retained some beautiful original features as well as being sympathetically modernised throughout. *Viewing highly recommended

TENURE: FREEHOLD

COUNCIL TAX BAND: H

FLOOR AREA APPROX: 3,367 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from driveway. Traditional tiled flooring. Dado rail. Pendant light fitting. Doors to lounge, sitting room, kitchen/breakfast room. Access to lower ground floor. Power points. Stairs rising to first floor.

LOUNGE

15' 10" x 13' 3" (4.83m x 4.04m)

Newly fitted double glazed uPVC bay window to front aspect. Gas fire with tiled surround. Dado rail. Pendant light fitting with ceiling rose and additional wall lighting. TV and telephone point. Power points. Radiator.

KITCHEN/DINING ROOM

29' 5" x 27' 8" (8.98m x 8.45m)

LVT flooring. Open plan space. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel 1.5 sink and drainer with mixer tap over and electric hob with extractor above. Integrated appliances such as oven, microwave, fridge/freezer, wine cooler and dishwasher. Two large double glazed windows to rear aspect. Spotlights and pendant light fitting. Power points. Modern vertical radiator.

SITTING ROOM

15' 1" x 13' 7" (4.62m x 4.15m)

Wood flooring. Newly fitted double glazed window to front aspect. Pendant light fitting with ceiling rose. Feature fireplace. Dado rail. TV and telephone point. Power points. Radiator.

FIRST FLOOR

Carpet to stairs and landing. Split level. Obscure window to side aspect. Dado rail. Doors to four bedrooms and bathroom.

MASTER BEDROOM

15' 5" x 13' 3" (4.71m x 4.04m)

Double glazed uPVC bay window to front aspect. Pendant light fitting. Radiator. Power points. Carpet to floor. Picture rail.

BEDROOM TWO

15' 1" x 14' 0" (4.62m x 4.27m)

Carpet to floor. Picture rail. Double glazed uPVC bay window to front aspect. Pendant light fitting. Power points. Radiator.

BEDROOM THREE

14' 0" x 12' 4" (4.27m x 3.76m)

Carpet to floor. Double glazed uPVC window to rear aspect. Pendant light fitting. Power points. Radiator.

BEDROOM FOUR

15' 4" x 9' 2" (4.69m x 2.81m)

Carpet to floor. Double glazed uPVC window to rear aspect. Pendant light fitting. Power points. Radiator.

BATHROOM

8' 5" x 6' 2" (2.57m x 1.90m)

Tiled flooring and walls. Walk in shower cubicle with mains powered shower over. White three-piece-suite comprising WC, vanity wash hand basin with mixer tap over and storage beneath and free standing roll top bath with mixer tap and shower head attachment over. Wall mounted LED mirror. Pendant lighting. Double glazed obscure uPVC window to rear aspect. Chrome heated towel rail. Extractor. Separate/additional WC with continuation of the tiled flooring, obscure double glazed uPVC window to rear and pendant lighting.



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LOWER GROUND FLOOR

Accessed via entrance hallway. Carpet to stairs. Wall light. Stairs leading down to :-

UTILITY

20' 1" x 17' 5" (6.13m x 5.33m)

Tiled flooring. Range of wall, base and drawer units with worktops over. Space and plumbing for washing machine and tumble dryer. Tiled splashback. Radiator. Small double glazed window to rear aspect. Power points. Wall mounted boiler. Opening to lounge/diner, bedroom and WC. Door to storage cupboard.

FAMILY ROOM

28' 5" x 20' 8" (8.68m x 6.31m)

Large open plan space. Tiled flooring. Spotlights. Power points. Two sets of double glazed French doors leading to rear garden. Two sky lanterns providing ample natural light. Obscure double glazed windows to sides. Wall lighting.

SHOWER ROOM

6' 11" x 6' 2" (2.13m x 1.90m)

Tiled flooring and walls. Pedestal wash hand basin with hot and cold tap over. Shower cubicle with mains shower over. Pendant light fitting. Radiator. Extractor.

WC

6' 6" x 3' 1" (1.99m x 0.95m)

Tiled flooring. Pendant light fitting. WC.

BEDROOM FIVE

16' 7" x 11' 0" (5.06m x 3.36m)

Parquet flooring. Fitted wardrobes. Double glazed uPVC window to rear aspect. Power points. Opening into lounge/diner.

OUTSIDE

Front - Driveway with space for multiple cars. Gate leading to rear garden.

Rear - Large landscaped garden. Laid to patio. Fence border. Lawn area. Outside tap. Mature plant border. Mature trees. Seating area. Gate providing rear lane access. Garden room which is perfect for a games/cinema room. Storage.

TENURE

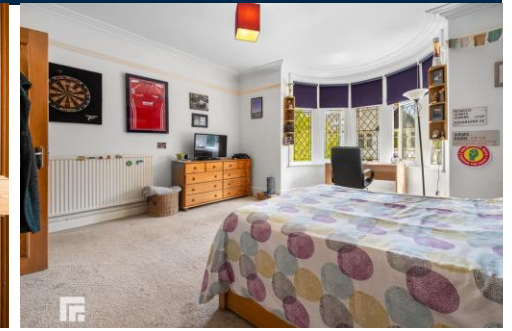
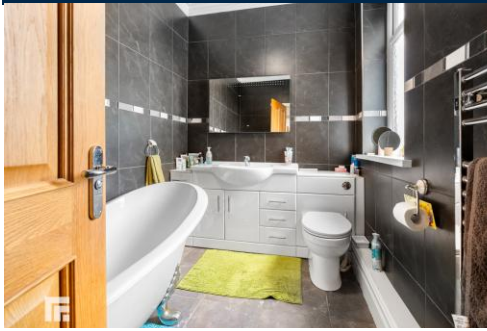
MGY have been advised that the property is FREEHOLD.



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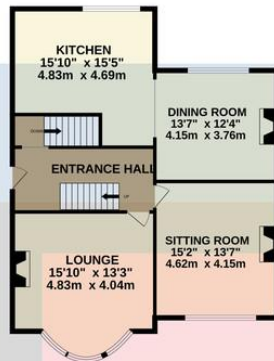


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LOWER GROUND FLOOR
1463 sq.ft. (135.9 sq.m.) approx.



GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.



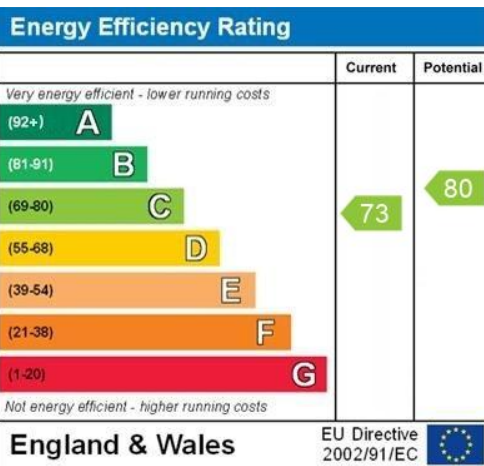
1ST FLOOR
960 sq.ft. (89.1 sq.m.) approx.



TOTAL FLOOR AREA: 3367 sq.ft. (312.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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