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The Stables
Ely Road
Llandaff,
Cardiff,
CF5 2BY

The Stables

Asking price **£875,000**

A beautiful Grade II listed, detached, landmark property, situated in a highly sought-after and convenient location set in mature landscaped gardens.



Stunning stone-built detached stable conversion

Fully renovated by current owners over 20 years ago

Situated in a highly sought-after and convenient location

Within walking distance of Llandaff and nearby highly-regarded, private, public and Welsh medium schools

Cardiff city centre is easily accessed by the nearby regular bus and train services

Flexible living and bedroom accommodation

3 reception rooms plus kitchen/breakfast room

4/5 bedrooms, family bathroom plus en-suite shower room

Beautiful mature landscaped garden plot





This beautiful detached Grade II listed property was fully renovated by the current owners over 20 years ago in conjunction with heritage architect, Clive Hill and Cadw.

This unique property is situated in a highly sought-after and convenient location, on the junction of Pencisely Road and Ely Road, within walking distance of Llandaff village. It has excellent transport links into Cardiff city centre, the M4 and the A48.

The flexible accommodation, which offers options to create a self-contained annexe, is ideal for a large or extended family and briefly comprises: a **RECEPTION HALLWAY**, (9'6" widening to 16' x 11'5") with stairs to first floor. Glazed double doors give access to the two reception areas. The **LOUNGE**, (24'7" x 17'9") is a large split-level, dual-aspect reception room, with French doors and windows enjoying views and giving access into the rear garden. Door and windows to front, plus further door into the side garden. This large reception room has a feature corner fireplace suitable for gas or electric fires. The **SITTING ROOM**, (16'1" widening to 17'10" x 12'9") with feature fireplace, has windows to front and is open plan to a **DINING ROOM/STUDY**, (8'7" widening to 12'1" x 9'8"), which also has pedestrian door and window to front. Doors from the home office and sitting room lead into an inner hall, which gives access into the **KITCHEN/BREAKFAST ROOM**, (26' x 7'4"). The kitchen enjoys views over the rear garden and has doors to rear and side. It offers an extensive range of fitted base and wall-mounted units, space and plumbing for range cooker with fitted hood over, fridge/freezer and dishwasher. Off the inner hall is a **UTILITY ROOM**, (7'8" x 6'7" widening to 8'1") housing a further range of base and wall mounted units, gas central heating boiler plus space and plumbing for further white goods. Finally off the reception hall is a ground floor **CLOAKROOM**, (4'1" x

6'2") housing a white two-piece suite. The first floor **LANDING**, (11'5" x 13'1"+ passageway) is a light and airy space, suitable as a library/reading area. The first floor offers 4/5 bedrooms. The **MASTER BEDROOM SUITE**, (12'2" x 18') comprises a bedroom with walk-in wardrobe and **EN-SUITE SHOWER ROOM**, (6'7" x 6') with an open doorway into a **RECEPTION ROOM/FIFTH BEDROOM**, (12'2" x 18'). This suite has windows to three aspects and a pedestrian stable-door to stone steps leading to the front driveway. **BEDROOM TWO**, (12'2" x 8'5") and **BEDROOM FOUR**, (10'8" max x 8'8") both have windows to front overlooking the driveway. **BEDROOM THREE**, (13'8" max x 8'10") has a window with views of the garden. The **FAMILY BATHROOM**, (9'6" widening to 12'7" x 5'6") with two skylights to rear, offers a coloured five-piece suite, which includes

a corner Jacuzzi-style panelled bath, plus a separate double shower cubicle. The bathroom has full ceramic tiling to walls.

To the front of the property is a brick paviour forecourt driveway bordered by high stone walling and ornate wrought iron gates. Detached **DOUBLE GARAGE** (18'5" x 16') has two single doors from the driveway. It benefits from power, lighting and has storage space within a boarded loft. To the rear and side are beautiful mature landscaped gardens bordered by stone walling and wood panel fencing. It comprises lawn areas, ornate gravel pathways plus well-stocked shrub and flower borders with an abundance of perennial specimens planted.





Directions

From Cardiff city centre travel along Cathedral Road passing through Pontcanna. Proceed through the traffic lights on Penhill Road onto Pencisely Road. Continue to the next set of traffic lights. Turn left onto Ely Road and The Stables will be found immediately on the left-hand side indicated by our for sale board.

Tenure

Freehold

Services

Mains water, electric, gas and drainage
Council Tax Band H
EPC Rating n/a

Viewing strictly by appointment through Herbert R Thomas

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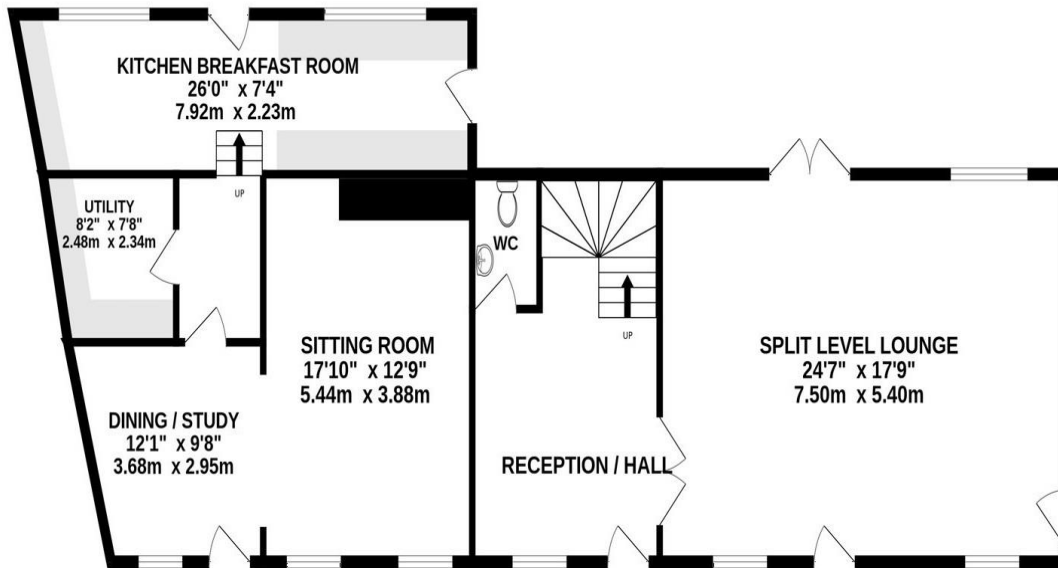
EPC NOT APPLICABLE

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



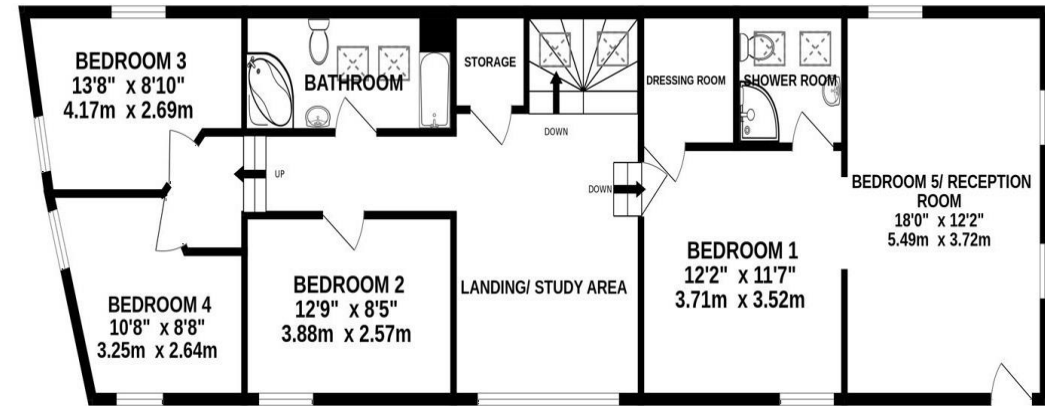
GROUND FLOOR

1250sq.ft.(116.1 sq.m.)approx.
PLUS DOUBLE GARAGE (circa 300sq.ft.)



1ST FLOOR

1066 sq.ft. (99.0 sq.m.) approx.
PLUS GARAGE LOFT STORAGE (circa 300 sq.ft.)
PLUS HOUSE ATTIC STORAGE (circa 700 sq.ft.)



TOTAL FLOOR AREA: 2315 sq.ft. (215.1 sq.m.) approx.

PLUS DOUBLE GARAGE WITH STORAGE LOFT & LARGE HOUSE ATTIC.

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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