



TO LET

£3,400 Per Calendar Month

| PALACE ROAD | CARDIFF | CF5 2AF



- Executive Detached House
- Three En Suite Bathrooms
- Superb Rear Garden
- Underfloor Heating
- Five Bedrooms
- Three Reception Rooms
- Double Garage & Circular Drive
- EPC C



THE PROPERTY

****EXQUISITE FIVE BEDROOM DETACHED HOUSE**** Hern & Crabtree present this outstanding contemporary detached residence set on arguably one of Cardiff's most desirable streets. Llandaff High Street is within a stone's throw along with Pontcanna Fields, Howells and Cathedral School. Llandaff village is famous for Llandaff Cathedral, boutique independent shops and eateries, all of which can be found within a short walk from the property.

This exceptional home boasts a flexible and spacious accommodation spread over approximately 3,000 sq feet. The residence briefly comprises: Three Reception Rooms, Kitchen/Diner/Sitting Room, Two Cloakrooms, Utility with access to the Double Garage. The first floor offers: Five Bedrooms, Three En Suites and a Family Bathroom. There are generous landscaped gardens with a large outside entertaining raised patio space. The front is approached via a circular driveway.

Available from the 6th May 2024 at £3,400pcm. EPC C. Council Band I.

Entrance Hall

Entered via large contemporary composite door with double obscure glazed windows either side, fitted mat, stone tiled flooring, stairs rising to the first floor. Sets of glazed French Doors lead off separately to Lounge and Kitchen. Underfloor heating throughout the ground floor.

Cloakroom

Double obscure glazed window to the front, W.C. Vanity wash hand basin, extractor fan, continuation of stone tiled flooring.

Lounge

26'2" max x 14'4" max

Entered via French doors offering natural light, double glazed bay window to the front, two sets of bi-fold doors open out to the rear garden, inset wood burning stove into chimney breast, cable TV point, concealed hideaway pocket doors leading to a dining room and obscure glazed French doors leading to home office/family room.

Family Room/Home Office

20'10" x 12'8"

Double glazed windows to the front and double glazed door leading out to the rear garden, stone tiled flooring, door to secondary cloakroom.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	81
England & Wales		EU Directive 2002/91/EC	



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Hern & Crabtree

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.