



Palace Road

Llandaff | Cardiff | CF5 2AT



# PALACE ROAD

Guide Price £215,000



Placed on one of Llandaff's most coveted streets, Palace Road is a no-through road, placed within a short stroll to the High Street and Llandaff Fields. This elegant and stunning double bedroom ground floor garden apartment has been modernised throughout and boasts a light and spacious accommodation. There is a blend of period features and modern fixtures throughout that will ensure this property will prove to be popular. Briefly comprising: Entrance, Open Plan Lounge, Kitchen and Dining Area, Double Bedroom with door out onto the Garden area and a Shower Room. In addition there is also access to further communal garden area to the rear, Llandaff village is without question one of the most popular villages in Cardiff with plenty of local independent shops, cafés and restaurants. Llandaff provides excellent public transport links to Cardiff city centre and M4 access via the A48. This would make a perfect first time buy or ideal for anyone looking to downsize!

## Entrance

Entered via a double-glazed pvc door to the front with matching windows over and on either side. Opens up into the lounge/diner.

## Lounge/Diner

20'5" max x 12'5"

Double-glazed wood sash windows to the side with additional secondary double-glazed windows. Two Radiators. The kitchen is open plan and offset to one side. Wood flooring.

## Kitchen

6'6" x 9'7"

Double-glazed wood sash windows to the side with additional secondary double-glazed windows. The kitchen is fitted with wall and base units and worktops. Sink and drainer. Integrated oven, four ring gas hob with cooker over and tiled splashback. Integrated base fridge,

freezer and slim-line

dishwasher. Wall-mounted gas boiler. Matching wood flooring.

## Inner Hallway

Storage cupboard with plumbing for washing machine.

## Shower Room

6'7" x 5'9"

Corner shower cubicle with shower plumbed, w/c and vanity wash hand basin. Light up shaver mirror, Tiled walls and floor. Built-in vanity cupboards.

## Bedroom

13'11" x 14'6"

Double-glazed wood sash windows to the front with additional secondary double-glazed windows. Double-glazed door leading out to the garden. Radiator.

## OUTSIDE

## Rear garden

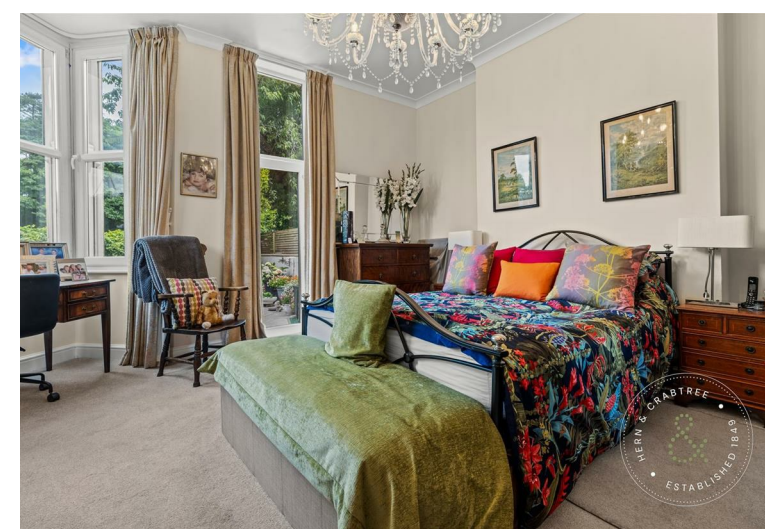
Private garden with paved patio and flower borders. Additional communal garden to the rear accessed by a lockable gate.

## Additional Information

We have been advised by the vendor that the property is Leasehold.

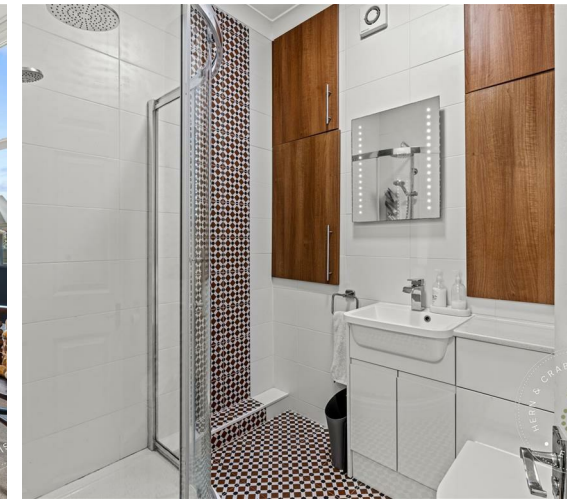
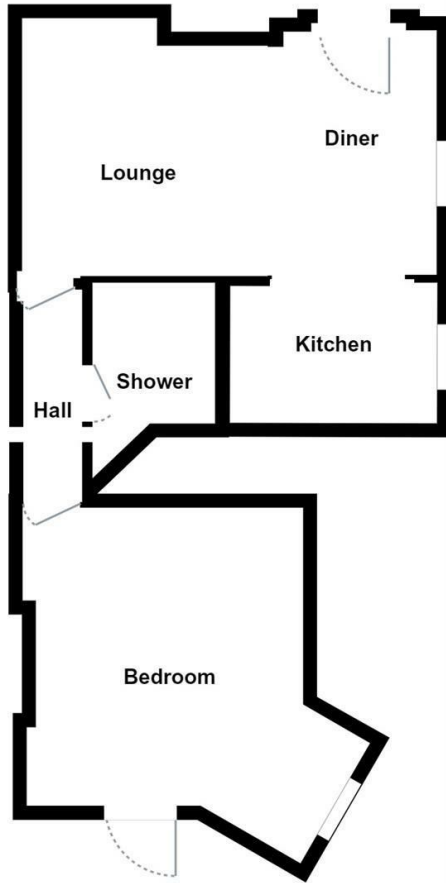
Epc - C

Council tax - C



Call Hern & Crabtree to arrange a viewing on **02920 555 198**

<https://www.hern-crabtree.co.uk>



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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.