

Palace Road

LLANDAFF, CARDIFF, CF5 2AF

OFFERS IN EXCESS OF £700,000

**Hern &
Crabtree**



Palace Road

A Charming Five Bedroom Family Home located on Prestigious Palace Road, in Llandaff.

A traditional double bay-fronted five/six bedroom semi-detached family residence, located on one of Llandaff's most sought-after streets. This exceptional home is set over three floors and boasts a wealth of original features, generous proportions, and excellent potential to extend (subject to planning permission), making it the perfect forever home.

The ground floor comprises an inviting, spacious hallway with period tiled flooring, cloakroom, a large lounge, dining room, a separate home office/sitting room and a well-appointed kitchen/diner to the ground floor.

To the first floor, there are four generously sized bedrooms, as well as a family bathroom.

The top floor features a further bedroom and a utility area which could be used as a sixth bedroom.

Outside, the property enjoys a well maintained rear garden, perfect for families and entertaining, along with a well-maintained front that adds to the home's curb appeal. There is also a garage to the back with rear lane access. Further more there is access to a basement.

Palace Road is ideally situated within walking distance of both Llandaff Village and the Insole Court shops, as well as the popular Victoria Park. The property is also perfectly placed for families, with nearby access to excellent schools including The Cathedral School and Howell's School, along with a choice of Welsh and English medium primary and secondary schools.



1786.00 sq ft

Hall

Entered via a large door with double obscure glazed and leaded panels above, coved ceiling, stairs to the first floor with understairs w.c. , dado rail, radiator, original tiled flooring.

Cloakroom

Situated understairs with single glazed window to the side, w.c and wash hand basin.

Living Room

Bay window to the front, radiator, dado rail, fireplace with wooden surround and slate hearth, built in shelves.

Dining Room

Sash window to the rear, coved ceiling, radiator.

Study

Double glazed window to the side, radiator.

Kiitchen

Double glazed sash window to the side, double glazed skylight and double glazed patio doors to the rear, wall and base units with worktop over, space and plumbing for a dishwasher and washing machine, space for a fridge, double stainless steel sink and drainer, electric Aga, underfloor heating.

First Floor Landing

Stairs rise up from the hall, single glazed window to the side, dado rail, radiator, stairs to the second floor.

Bedroom One

Single glazed sash window to the front, radiator.

Bedroom Two

Single glazed bay sash window to the front, radiator, coved ceiling, two built in cupboards, fireplace.

Bedroom Three

Double glazed sash window to the rear, radiator, built in wardrobe, fireplace, wash hand basin.

Bedroom Four

Double glazed sash window to the rear, radiator, fireplace.

Bathroom

Single glazed sash window, built in cupboard, bath, w.c and wash hand basin, radiator.

Second Floor Shower Room

Stairs rise up from the first floor landing, built in storage cupboards, shower cubicle.

Bedroom

Double glazed window to the rear, radiator, wash hand basin.

Utility

Twin double glazed window to the side, stainless steel sink and drainer, radiator, built in shelves, laminate floor.

Rear Garden

Enclosed by brick and stone wall paved area, then steps down to patio and lawn area,

Garage

With up and over door to the front, power.

Front

Low rise wall and hedge, path to front door, lawn area, pedestrian gate.

Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is G
Epc - D

Disclaimer

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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website







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		
England & Wales	55	70
		EU Directive 2002/91/EC

Good old-fashioned service with a modern way of thinking.



Hern & Crabtree

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