

# Palace Road

LLANDAFF, CARDIFF, CF5 2AF

**OFFERS IN EXCESS OF £1,750,000**

**Hern &  
Crabtree**





# Palace Road

An 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.

Video Tour: <https://youtu.be/xcUHRA0UMsU>

- Executive Detached House
- Three En Suite Bathrooms
- Superb Rear Garden
- Off Road Parking
- Five Bedrooms
- Open Plan Living Areas
- Double Garage
- Underfloor Heating



2950.00 sq ft

### Entrance

Entered via large composite door with double obscure glazed windows either side, fitted mat, stone tiled flooring, stairs rising to the first floor with under stairs storage. Underfloor heating throughout the ground floor off gas mains.

### Cloakroom

Double obscure glazed window to the front, W.C and 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 aluminium doors leading out to the rear garden, inset wood burning into chimney breast, cable TV point, 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.

### Second Cloakroom

Double obscure glazed window to the rear, w.c and wash hand basin, continuation of tiled flooring, extractor fan.

### Dining Room

11'8" x 14'4"

Bi-folding doors leading out to the rear garden, square arch to the kitchen.

### Kitchen/Breakfast Room

27'10" max into recess x 19'10" max

Double glazed window to the front and bi-folding doors in the kitchen leading out to the rear garden and double glazed door to

the utility room. Kitchen is fitted with contemporary wall and base units with marble work tops over, central island breakfast bar with marble work top has Neff five ring induction hob, pull out pan drawers and concealed Neff dishwasher, twin stainless steel sink and drainer with Quooker instant hot water tap, twin Neff oven which are slide and hide and Neff microwave combination oven, pull out Neff plate warmer, concealed fridge and freezer, pull out larder style storage, drop suspended feature ceiling with spotlights and concealed cooked hood, further work tops and shelving to recess.

### Utility Room

Double obscure glazed pvc door leading out to the side, wall and base units, plumbing for washing machine and space for tumble dryer, stainless steel sink and drainer, radiator, steps up giving access to the garage.

### First Floor Landing

Stairs rising from the entrance hall with wooden handrail and spindles, double glazed windows to the front, coved ceiling, radiator, access to loft space, doors to:

### Master Bedroom

13'8" x 17'11" max

Double glazed bay window to the front, radiator, wall lights, archway to dressing room.

### Dressing Room

12'7" max x 9'11" max

Double obscure glazed window to the side, hanging rails and storage to recess, door to en suite.

### En Suite

12'7" max x 5'10"

Walk in wet room style with raindrop shower and separate shower head attachment, w.c,

wash hand basin, free standing bath with upstand tap and shower head attachment, recessed mirrored vanity units for storage, fully tiled walls and flooring with under floor heating, extractor fan, heated towel rail, Velux skylight window.

### Bedroom Two

11'11" x 10'11"

Double glazed window to the rear, radiator, spotlights, coved ceiling, square arch to walk in wardrobe.

### Walk In Wardrobe

Vaulted ceiling and double glazed Velux skylight window, fitted shelving, door to en suite.

### En Suite

4'10" x 9'5"

Walk in wet room style shower with plumbed shower, w.c and wash hand basin, tiled walls and flooring with underfloor heating.

### Bedroom Three

11'1" max x 11'10" max

Double glazed window to the rear, large built in wardrobe, radiator, coved ceiling.

### En Suite

4'7" max 6'10"

Double obscure glazed window to the rear, walk in wet room style shower with drench raindrop shower head and separate shower head attachment, w.c and wash hand basin, heated towel rail, extractor fan, under floor heating.

### Bedroom Four

11'4" x 12'0"

Double glazed window to the rear, radiator, coved ceiling.

### Bedroom Five

15'9" max x 9'11" max

Double glazed bay window to the front with seat, radiator, spotlights.

### Family Bathroom

9'10" max x 11'9"

With vaulted ceiling, double obscure glazed

window to the side, walk in wet room style shower with drench raindrop shower head, contemporary bath with upstand mixer tap and separate shower head attachment, wash hand basin and w.c, built in vanity mirrored cupboards, heated towel rail, extractor fan, tiled walls and flooring with under floor heating.

### Rear Garden

Three split levels, first tier with paved patio with glass balustrade, steps to secondary patio sitting area with decorative borders, further steps to lawn gardens with mature trees, shrubs and flower borders, storage beneath raised sitting area, outside lighting, side gate leads to the front.

### Front

### Garage

A double garage with up and over doors to the front, central heating system with Megaflow hot water cylinder and Worcester gas boiler, double obscure glazed window to the side.

### Tenure and additional information

We have been advised by the seller that the property is freehold. EPC=C. Council tax band is I.

### Video Tour

<https://youtu.be/xcUHRA0UMsU>

### Disclaimer

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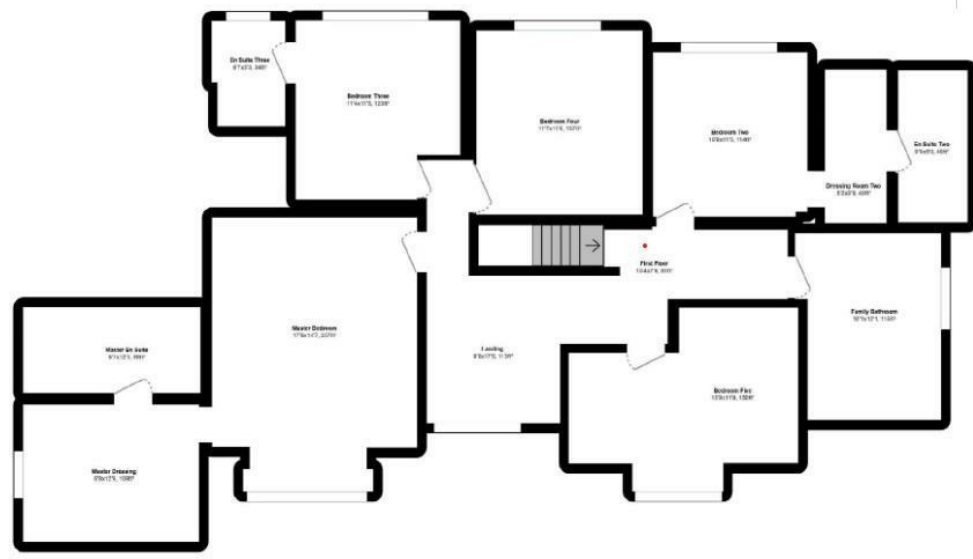
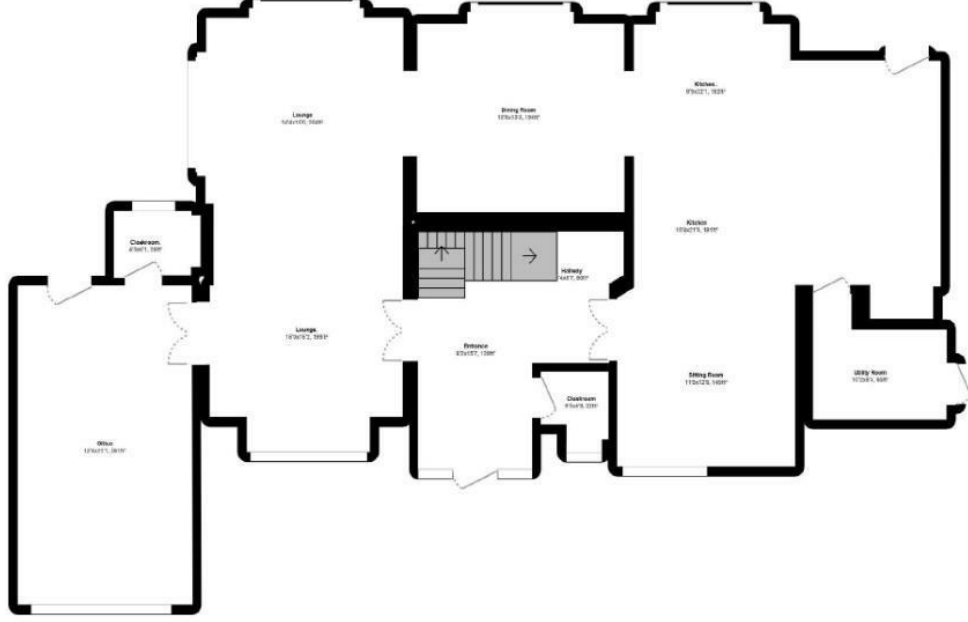




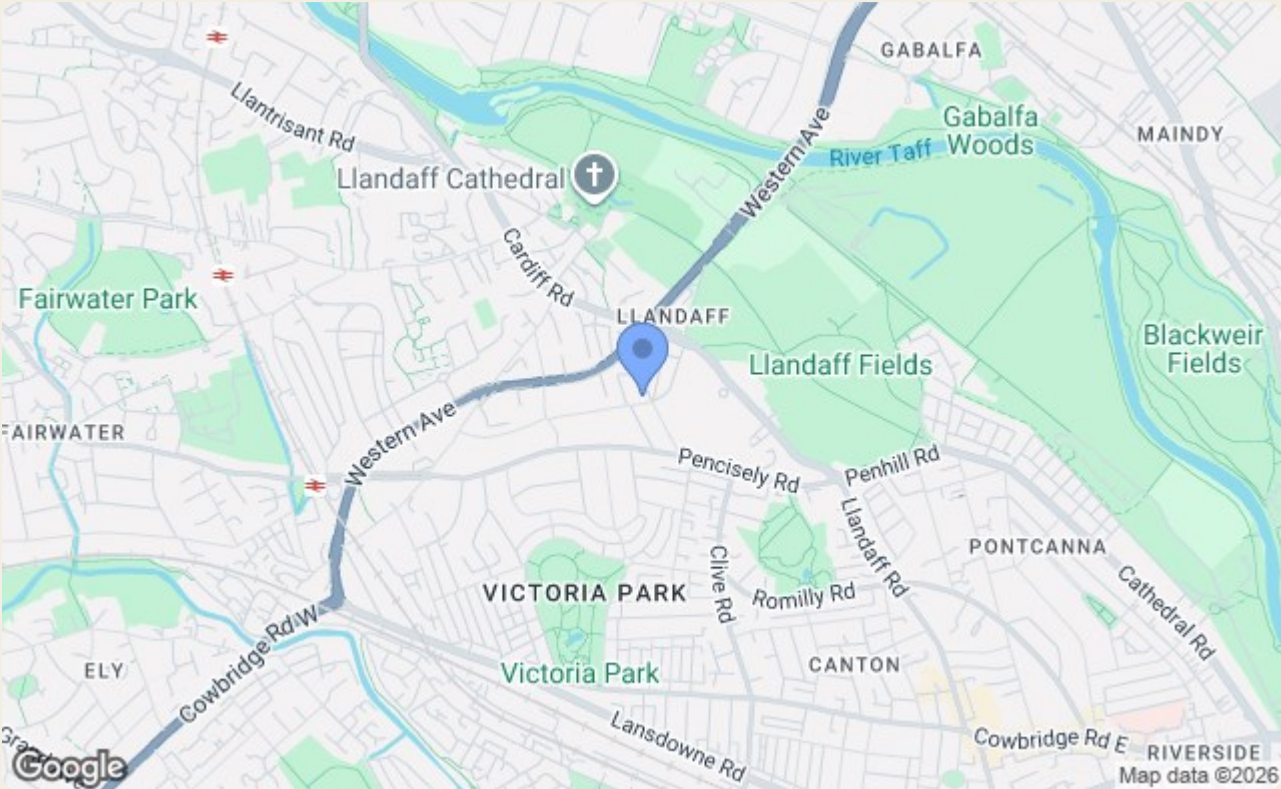








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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