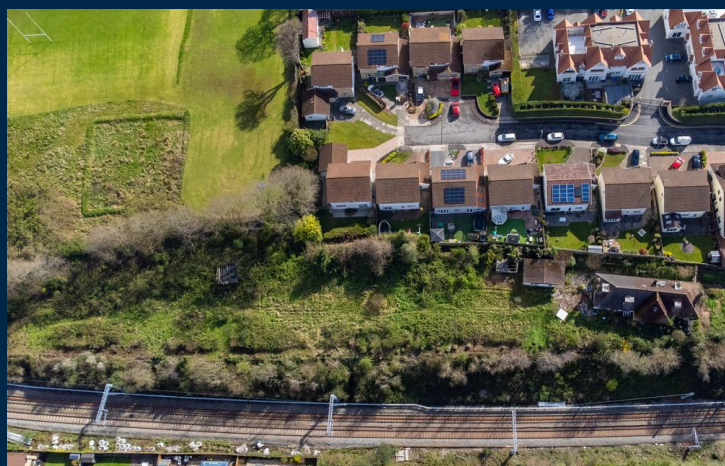




58 PWLLMELIN ROAD  
LLANDAFF  
CARDIFF CF5 2NL

ASKING PRICE OF  
**£850,000**



### BUILDING PLOT / LAND



0



0



0



0

**\*\* DEVELOPMENT OPPORTUNITY \*\*** A rare opportunity to acquire this 1 acre (0.4 Ha) development site, currently a detached bungalow, situated in the prime village of Llandaff, Cardiff. With FULL PLANNING PERMISSION (subject to signing the Section 106 Agreement) for two different schemes, one being to demolish the existing property and replace with 23 self contained residential apartments over four separate blocks, with parking (Planning no. 20/01882/MJR). The other scheme being to demolish the existing property and construct 5 detached houses of approximately 2700 sq.ft. - 3150 sq.ft. (Planning no. 18/00642/MNR). We are advised that mains services are provided to the existing bungalow. Further details available on request.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND:**

**FLOOR AREA APPROX:**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

Llandaff is a popular and sought after residential suburb conveniently located for schools. Llandaff Cathedral School and Howells School lie either side of the property which are two of the best schools in Wales. The high street offers shops, cafes, public houses, restaurants and banks, including a commuter railway station in Danescourt and a frequent bus service to and from the City Centre. Excellent surgery, pharmacy and dental practices are close by, as is the University of Wales (Heath Hospital). The Taff Trail offers parkland walks all the way to Cardiff City Centre.

#### ADDITIONAL INFORMATION

MGY are advised that the existing bungalow is connected to mains gas, drainage, water and electric. Sales pack available on request. For further planning information please visit the following links:

<https://www.cardiffidoxcloud.wales/publicaccess/applicationDetails.do?keyVal=ZZZH XDECDR936&activeTab=summary>

<https://www.cardiffidoxcloud.wales/publicaccess/applicationDetails.do?activeTab=documents&keyVal=ZZZH XMECDR485>

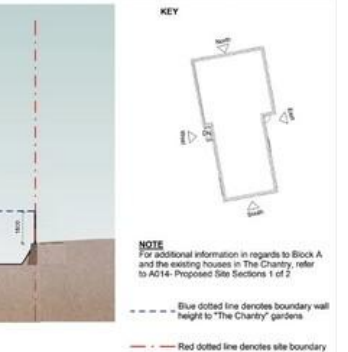




# 58 PWLLMELIN ROAD, LLANDAFF, CARDIFF CF5 2NL



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**Block A West Elevation**  
1:100

**Block A South Elevation**  
1:100

**Block A East Elevation**

**Block A North Elevation**

Rev A Sept. 2021  
Penthouse and external communal balconies removed.  
Elevations amended for privacy canopy added at the main entrance

Project  
**Windrush**

Title



58 PWLLMELIN ROAD, LLANDAFF, CARDIFF CF5 2NL

**RADYR** 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South  
Glamorgan, CF15 8AA



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