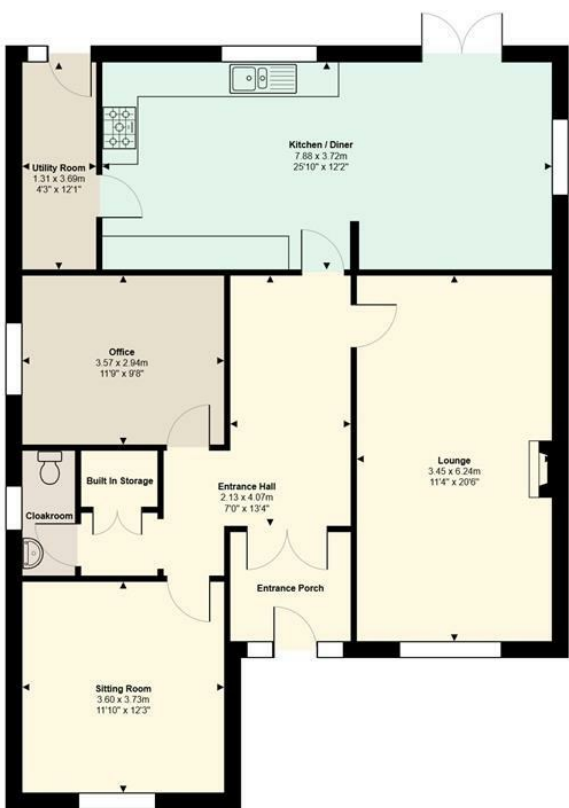


Jeffrey Ross

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS



PWLLMELIN ROAD
LLANDAFF





Set on approximately a third of an acre and offering over 2900 square feet of family living space. Five double bedroom, four receptions & three bathrooms. This property has a lot to offer the prospective buyer and I am confident that you will be impressed.

Comments by - Mr Julian Preston



PWLLMELIN ROAD

LLANDAFF, CF5 2NG - ASKING PRICE - £1,000,000



5 Bedroom(s)



3 Bathroom(s)



2906.00 sq ft

Nestled on the prestigious Pwllmelin Road in Cardiff, this impressive detached residence offers a perfect blend of space, comfort, and elegance. Spanning an expansive 2,906 square feet, the property is set within a generous third of an acre plot, providing ample outdoor space for relaxation and recreation. Upon entering, you are greeted by motorised security gated access leading to a long driveway, which can accommodate several vehicles, ensuring convenience and privacy. The home boasts five well-proportioned bedrooms, making it ideal for families or those who enjoy hosting guests. The four reception rooms provide versatile spaces that can be tailored to your lifestyle, whether you prefer a formal sitting room, a cosy family area, or a dedicated home office. With three bathrooms, this residence offers practicality and comfort for busy households. Each room is designed with attention to detail, ensuring a harmonious flow throughout the home. The property's layout is both functional and inviting, making it a perfect sanctuary for modern living. Located in a sought-after area of Cardiff, this home is not only a beautiful place to live but also offers easy access to local amenities, schools, and transport links. This remarkable property is a rare find and presents an exceptional opportunity for those seeking a spacious family home in a desirable location. Don't miss the chance to make this stunning residence your own.

PROPERTY SPECIALIST

Mr Julian Preston
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Senior valuer



Entrance Porch

Entrance Hall
4.06m x 2.13m min (13'4" x 7' min)

Lounge
6.25m" x 3.45m (20'6"" x 11'4")

Sitting Room
3.73m x 3.61m (12'3" x 11'10")

Cloakroom

Built In Hallway Storage Cupboard

Office
3.58m x 2.95m (11'9" x 9'8")

Kitchen/Diner
7.87m x 3.71m (25'10" x 12'2")

Utility Room
3.68m x 1.30m (12'1" x 4'3")

First Floor Landing
10.13m x 2.13m (33'3" x 7')

Master Bedroom
4.95m x 3.66m (16'3" x 12')

Dressing Room With Built In Wardrobes
3.00m max x 2.57m max (9'10" max x 8'5" max)

Ensuite
2.29m x2.08m (7'6" x6'10")

Bedroom
3.51m x 3.76m (11'6" x 12'4")

Bedroom
4.27m x 3.51m max (14' x 11'6" max)

Family Bathroom
3.51m x 2.01m (11'6" x 6'7")

Second Floor Landing
3.73m max x 3.71m max (12'3" max x 12'2" max)

Bedroom
6.81m x 3.61m (22'4" x 11'10")

Bedroom
6.81m x 3.48m (22'4" x 11'5")

Shower Room

Driveway & Front Garden
The approach to the property is accessed via a set of motorised security gates which open outward towards the road and has a video intercom system. The long tarmacadam driveway has a high hedge on the right hand side as you approach the property and a range of plants, trees and mature shrubs on the left has size. There is ample parking which is able to accommodate several larger vehicles. A set of steps lead down to a good size area laid to lawn with a garden path down the middle with raised flower and shrubbed beds. The front garden is very private and offers the buyer the peace and security one would expect t o find in such a residence.

Detached Garage
The property further benefits from a detached garage with a pitched roof and has power for potential EV charging and internal lighting. There is also a separate door for ease of access. Currently configured with a stud wall which can easily be removed for car access.

Rear Gardens
With a southerly facing aspect and has wooden fenced boundaries offering a high degree of privacy. There is an area laid to lawn with adjoining flint chippings and a range of plants, trees and shrubs.

Tenure
We have been advised by our seller clients that the property if Freehold. Your legal representative should confirm this.

Council Tax
Band G

EPC
Rated C

Broadband & Mobile
Broadband up to 1800 Mbps Mobile signal is likely.

School Catchment
My English medium primary catchment area is Peter Lea Primary School (year 2024-25)
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.
My English medium secondary catchment area is Cantonian High School (year 2024-25)
My Welsh medium primary catchment area is Ysgol Gymraeg Coed-Y-Gof (year 2024-25)
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.
My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr (year 2024-25)

Viewing Arrangements
Strictly by appointment only and we require at least 24 hour notice to arrange.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(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	



