

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



LLANDAFF PLACE
LLANDAFF



ENTRANCE HALL
4.4 x 2.9 (14'5" x 9'6")

DRAWING ROOM
5.6 x 3.9 (18'4" x 12'9")

KITCHEN/DINER
6.3 x 4 (20'8" x 13'1")

SITTING ROOM
3.4 x 3.3 (11'1" x 10'9")

UTILITY ROOM
4.3 x 4 (14'1" x 13'1")

CLOAKROOM WC

LANDING

BEDROOM
4.3 x 4 not including dressing room (14'1" x 13'1" not including dressing room)

DRESSING ROOM

ENSUITE

BEDROOM
4 x 3.9 (13'1" x 12'9")

ENSUITE

WALK-IN WARDROBE

2ND LANDING

BEDROOM
4 x 3.8 not including wardrobe area (13'1" x 12'5" not including wardrobe area)

ENSUITE

WALK-IN WARDROBE

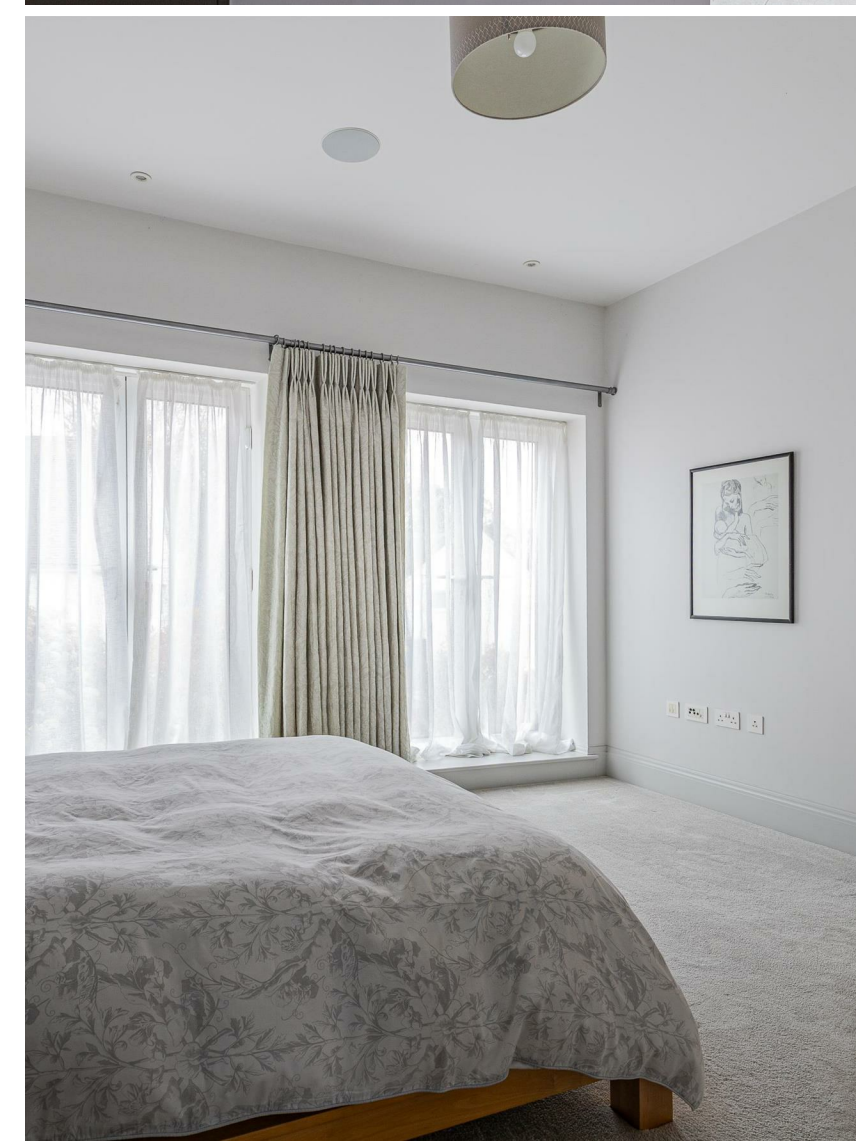
BEDROOM
4 x 3.9 (13'1" x 12'9")

FAMILY BATHROOM

BEDROOM
3.4 x 3.3 (11'1" x 10'9")

PARKING




REAR GARDEN





LLANDAFF PLACE

LLANDAFF, CF5 2AE - £1,300,000

 5 Bedroom(s)
  4 Bathroom(s)
  2744.82 sq ft

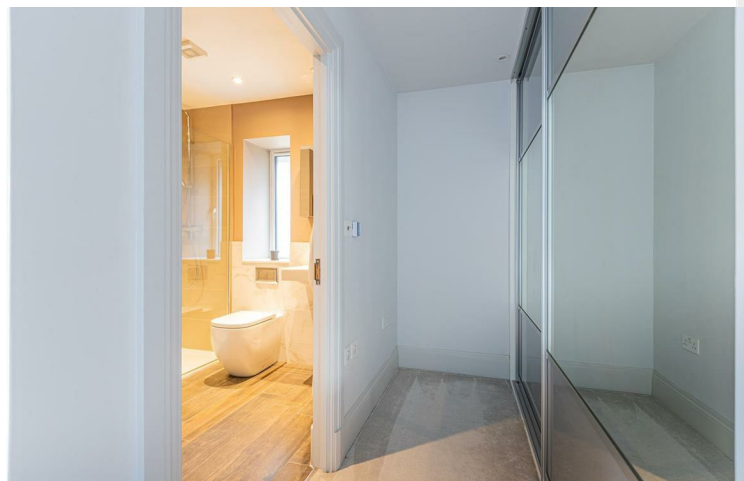
An exceptional five bedroom detached house developed by Portabella in 2017, on a landmark site, situated on the border of sought-after Pontcanna and Llandaff. The developer created an iconic selection of truly exceptional houses of an era.

The accommodation is set over three floors with the ground floor comprising entrance hall, drawing room, open plan kitchen/diner and sitting room, utility room and cloakroom WC. To the upper floors are 5 exceptional bedrooms with ensuite bathrooms to three of the bedrooms along with walk in wardrobe and a dressing room. The property further benefits a family bathroom, enclosed rear garden and off road parking for three cars.



PROPERTY SPECIALIST

Mrs Ruby Ledley
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 Valuer



- 1. Hall - 2.9m x 4.4m
- 2. Drawing Room - 3.9m x 5.6m
- 3. Kitchen/Dining - 6.3m x 4m
- 4. Sitting Room - 3.3m x 3.4m

- 5. First Bedroom - 3.9m x 5m
- 6. Second Bedroom - 4.3m x 4m

- 7. Third Bedroom - 3.9m x 4m
- 8. Fourth Bedroom - 3.8m x 4m
- 9. Fifth Bedroom - 3.3m x 3.4m



Llandaff Place, Llandaff, Cardiff



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	
(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	EU Directive 2002/91/EC	