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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Palace Road*

LLANDAFF



*The location is a real bonus—just a short walk to Howells and the Cathedral School, plus the peaceful, community feel Llandaff is known for. A rare opportunity in a great spot. Get in touch to arrange a viewing!*

Comments by Mr Elliott Hooper-Nash



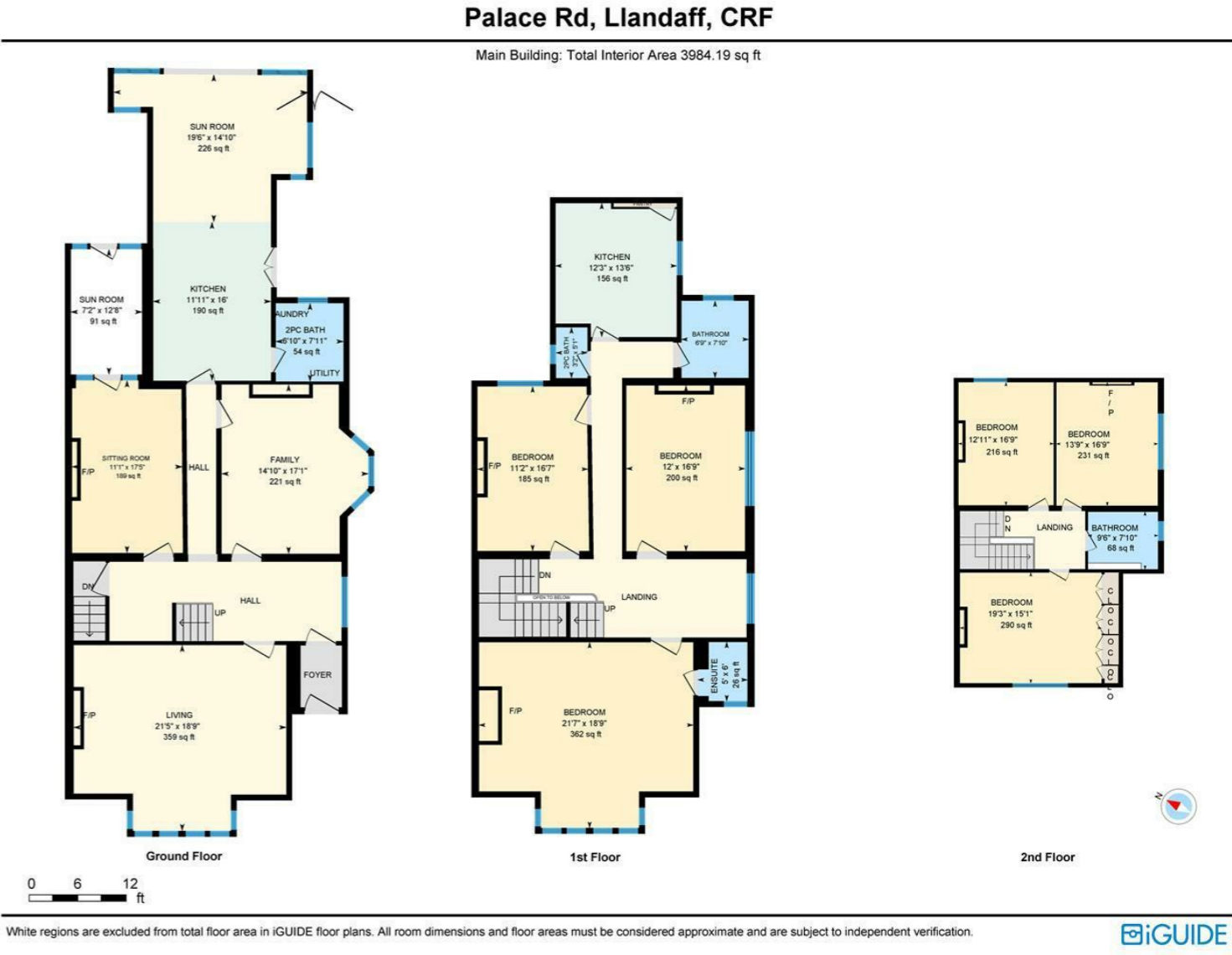
**Property Specialist**  
**Mr Elliott Hooper-Nash**  
Director

Elliott@jeffreygross.co.uk

*A rare opportunity to acquire such a unique home on one of Cardiff's best roads. This impressive family home offers so much potential for the next owner as well as being walking distance to both Howells and the Cathedral School.*

Comments by the Homeowner








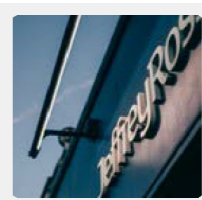


# Palace Road

Llandaff, Cardiff, CF5 2AG

Asking Price  
**£1,750,000**

 7 Bedroom(s)  3 Bathroom(s)  3984.19 sq ft



Contact our  
***Pontcanna Branch***  
02920 499680

Welcome to this exquisite property located on Palace Road in the charming area of Llandaff, Cardiff. This semi-detached house offers a rare opportunity to own a spacious home with 5 reception rooms, 7 bedrooms, and 3 bathrooms spread across 3,984 square feet of living space.

Situated on a generous 0.19-acre plot, this off-market gem is a hidden treasure waiting to be discovered. The property's size and layout provide ample space for comfortable living and entertaining, making it ideal for families or those who love to host guests.

One of the standout features of this property is its prime location within walking distance to Howells and the Cathedral school, offering convenience for families with school-going children. The area is known for its peaceful surroundings and community feel, providing a perfect setting to call home.

Don't miss out on this fantastic opportunity to own a piece of luxury in Llandaff. Contact us today to arrange a viewing and experience the charm and elegance this property has to offer.



Entrance Foyer	To the first floor	Bedroom Five 19'3 x 15'1 (5.87m x 4.60m) Currently used as gym and games room
Entrance Hallway	Landing	Bedroom Six 12'11 x 16'9 (3.94m x 5.11m)
Bay Fronted Living Room 21'5 x 18'9 (6.53m x 5.72m)	Master Bedroom 21'7 x 18'9 (6.58m x 5.72m)	Bedroom Severn 13'9 x 16'9 (4.19m x 5.11m)
Sitting Room 11'1 x 17'5 (3.38m x 5.31m)	Ensuite 5' x 6' (1.52m x 1.83m)	Bathroom 9'6 x 7'10 (2.90m x 2.39m)
Family Room 14'10 x 17'1 (4.52m x 5.21m)	Bedroom Two 11'2 x 16'7 (3.40m x 5.05m)	Garden Large East facing garden with great size patio area, large lawned areas in two parts. Mature boarders as well as an apple and pear tree in the second part of the garden.
Sun Room 7'2 x 12'8 (2.18m x 3.86m)	Bedroom Three 12' x 16'9 (3.66m x 5.11m)	Tenure we are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor,
Inner hall	WC 3'2 x 5'1 (0.97m x 1.55m)	Council Tax Band - I
Kitchen / Dining / Living 30'10 x 19'6 widest points (9.40m x 5.94m widest points) Impressive entertaining and family space that opens up onto a large family garden	Bedroom Four 12'3 x 13'6 (3.73m x 4.11m) Previously a kitchen, which is now used for storage and would be bedroom four	Additional Information The property was previously split into apartments and has been converted back into a unique family home on one of Cardiff's finest roads.
Utility / WC 6'10 x 7'11 (2.08m x 2.41m)	Family Bathroom 6'9 x 7'10 (2.06m x 2.39m)	
Basement Steps down to a large basement area ideal for storage or potential conversion.	To the second Floor	
	Landing	

C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	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

