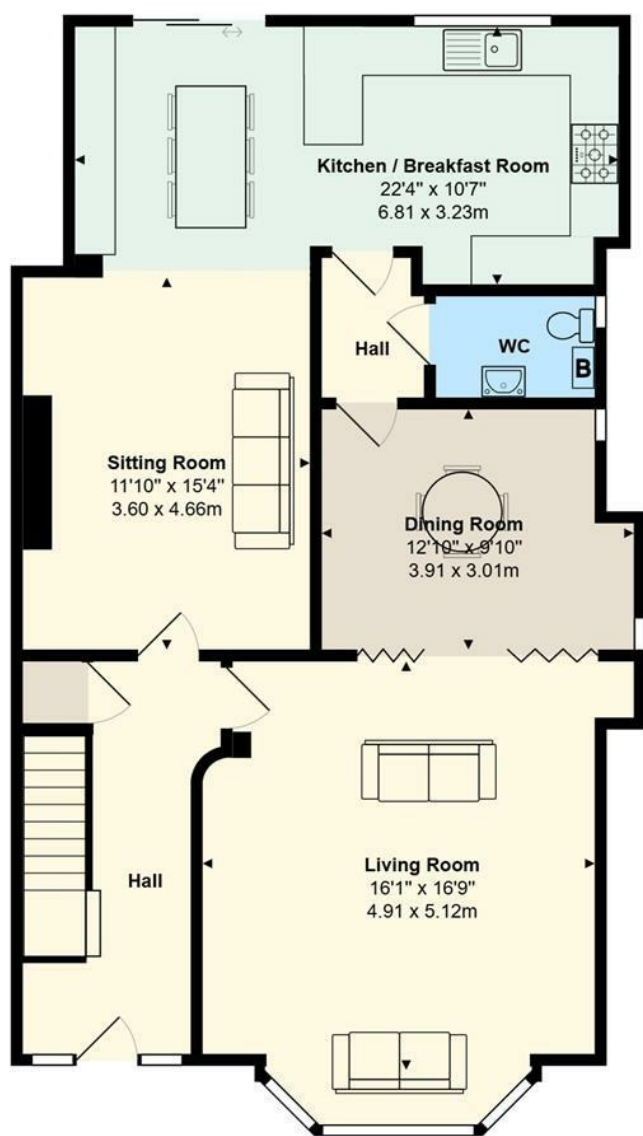


Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



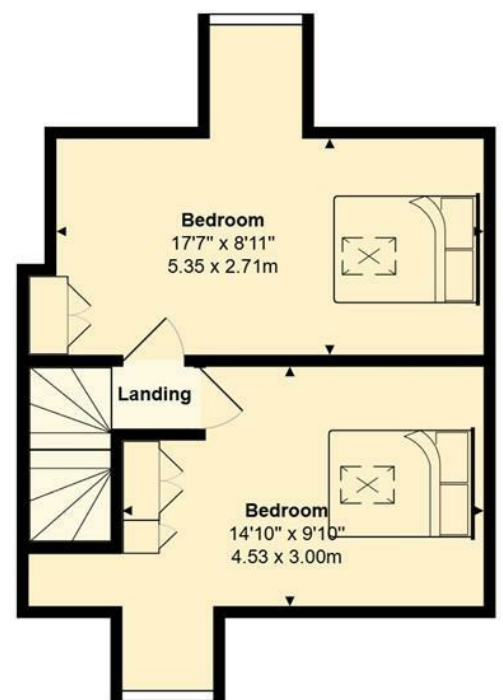
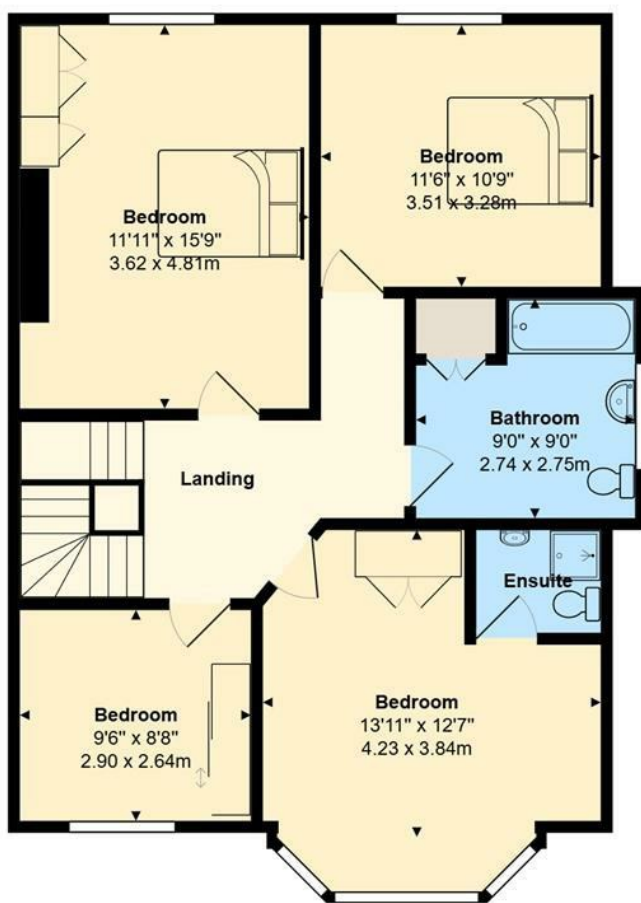
PALACE ROAD
LLANDAFF

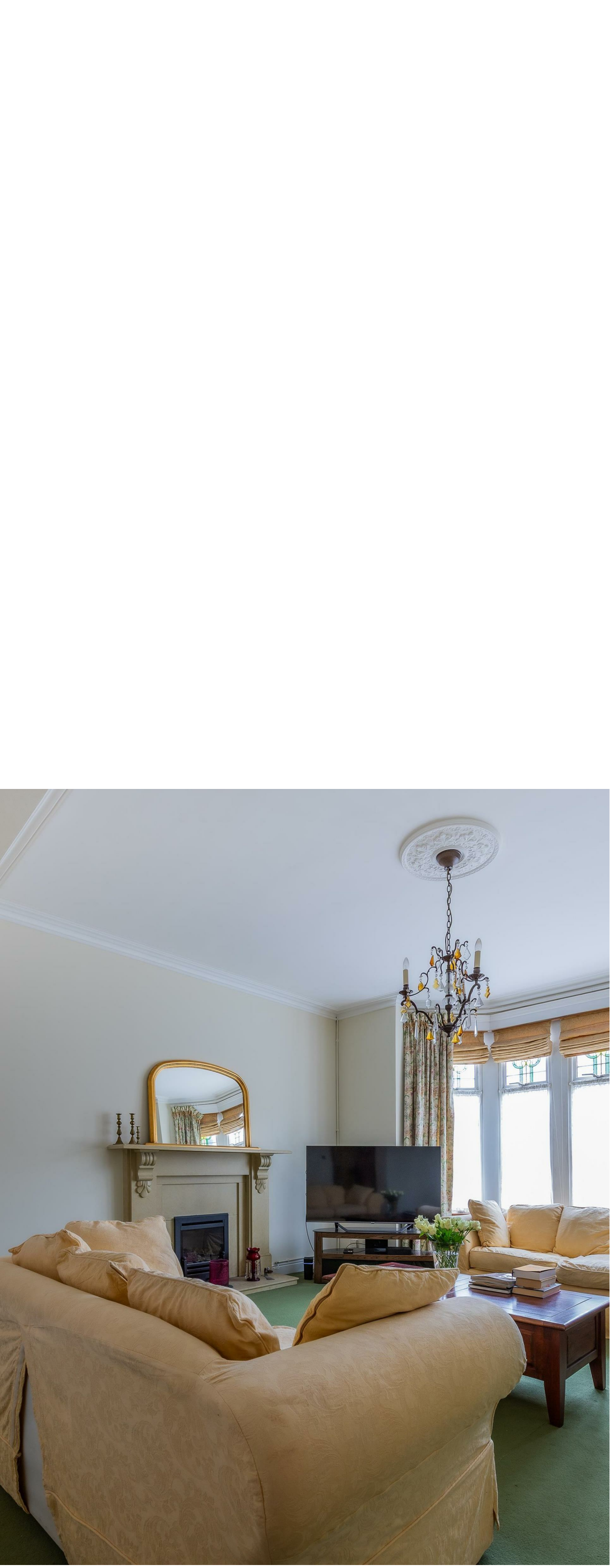


Palace Road

Total Area: 2222 ft² ... 206.5 m²

All measurements are approximate and for display purposes only





Comments by - Mrs Ruby Ledley

PALACE ROAD
LLANDAFF, CF5 2AF - OFFERS OVER - £950,000

 6 Bedroom(s)  3 Bathroom(s)  2222.00 sq ft

On the prestigious Palace Road in Cardiff, this remarkable house offers an impressive blend of space and comfort, perfect for family living. Spanning an expansive 2,222 square feet, the property boasts six generously sized double bedrooms, ensuring ample accommodation for both family and guests.

The home features three well-appointed reception rooms, providing versatile spaces. Two Family bathrooms, a ground floor WC and an en-suite. The property also includes parking for two vehicles, a valuable asset in this sought-after area.

Situated in close proximity to excellent schools, this location is particularly appealing for families seeking quality education options for their children. The surrounding neighbourhood is known for its charm and community spirit, making it a delightful place to call home.

In summary, this stunning house on Palace Road presents a unique opportunity to enjoy spacious living in a prime Cardiff location, combining convenience, comfort, and style.

PROPERTY SPECIALIST

Mrs Ruby Ledley
02920499680
ruby@jeffreygross.co.uk
Valuer



Hallway

Lounge
4.90m x 5.11m (16'1 x 16'9)

Dining Room
3.91m x 3.00m (12'10 x 9'10)

Reception Room
3.61m x 4.67m (11'10 x 15'4)

Utility Room

W.C

Kitchen/Breakfast Room
6.81m x 3.23m (22'4 x 10'7)

Landing

Bedroom 1
4.24m x 3.84m (13'11 x 12'7)

En-Suite

Bedroom 2
3.63m x 4.80m (11'11 x 15'9)

Bedroom 3
3.51m x 3.28m (11'6 x 10'9)

Bedroom 4
2.90m x 2.64m (9'6 x 8'8)

Bathroom
2.74m x 2.74m (9'0 x 9'0)

Landing

Bedroom 5
5.36m x 2.72m (17'7 x 8'11)

Bedroom 6
4.52m x 3.00m (14'10 x 9'10)

Garage
7.9 x 5.5 (25'11" x 18'0")
Access via lane

Garden
A beautifully presented lawned garden

EPC
RATING D

Tenure
Freehold - This is to be confirmed by your legal representative

School Catchment
Radnor Primary School
Fitzalan High School (year 2024-25)

Ysgol Pencae (year 2024-25)
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

Also in the surrounding area there is Howells School, The Cathedral School, LLandaff Church of Wales Primary which is conveniently located to the property

Council Tax
Band H



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	77

England & Wales EU Directive 2002/91/EC





