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CARDIFF

VALE

CAERPHILLY

BRISTOL





A beautifully renovated house in Llandaff Village. A short walk to The Llandaff Cathedral School & Howells.

Comments by Mrs Ruby Ledley



Property Specialist
Mrs Ruby Ledley
Valuer

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Comments by the Homeowner



Total Area: 129.0 m² ... 1388 ft²
All measurements are approximate and for display purposes only



Palace Avenue

, Cardiff, CF5 2DW

Guide Price

£499,950



3 Bedroom(s)



1 Bathroom(s)



1388.00 sq ft



Contact our
Pontcanna Branch
02920 499680

A beautifully renovated three-bedroom home offering approximately 1,388 sq ft of stylish and versatile accommodation in the sought-after area of Llandaff.

The property is fully renovated throughout and ready to move straight into, featuring a welcoming reception room, modern kitchen and contemporary bathroom, alongside three well-proportioned bedrooms.

Externally, the property benefits from a garage with off-road parking - a highly desirable feature for the area.

Ideally positioned close to Llandaff's excellent local amenities, green spaces and transport links, this impressive home combines modern living with a desirable residential setting.



Hallway	Garage 16'7 x 15'9 (5.05m x 4.80m)
Amtico Parquet Flooring Through to Kitchen Diner	
Kitchen 16'10 x 10'2 (5.13m x 3.10m)	EPC
With Integrated Dishwasher & Washing Machine. Space for American Style Fridge Freezer	Rating D
Diner / Lounge 11'3 x 13'9 (3.43m x 4.19m)	Council Tax
	BAND
Living Room 11'3 x 14'1 (3.43m x 4.29m)	School Catchment
WC	Tenure
	Freehold. This is to confirmed by your legal representative.
Landing	
Bedroom 1 11'3 x 14'1 (3.43m x 4.29m)	
Bedroom 2 11'3 x 13'9 (3.43m x 4.19m)	
Bedroom 3 6 x 7'3 (1.83m x 2.21m)	
Bathroom	
Garden	



