



Palace Road

LLANDAFF



Comments by Mrs Ruby Ledley



Property Specialist

Mrs Ruby Ledley

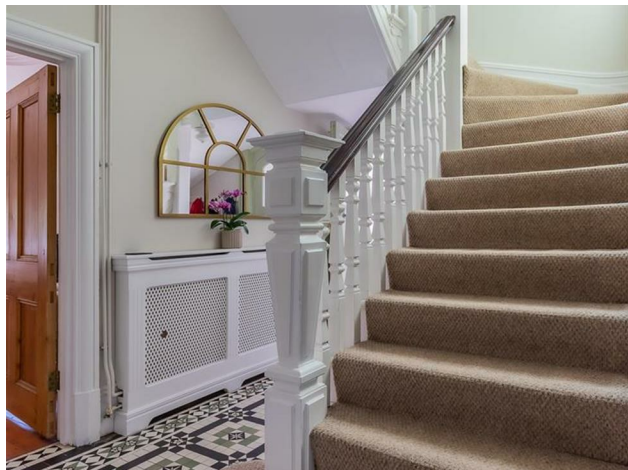
02920499680

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A beautiful family home situated on one of Cardiff's most sought after roads. A short walk to Howells School & Llandaff Cathedral School.

Comments by Homeowner





Palace Road

Llandaff, Cardiff, CF5 2AF

Guide Price

£1,250,000



5 Bedroom(s)



2 Bathroom(s)



2388.00 sq ft



Contact our
Pontcanna branch

02920 499680

Situated on the highly sought-after Palace Road in Llandaff, Cardiff, this impressive detached residence offers spacious and highly versatile accommodation extending to approximately 2,388 sq. ft. The property has undergone a significant programme of refurbishment, resulting in a beautifully enhanced home that seamlessly combines generous living space with contemporary finishes.

The property features five generously sized bedrooms, including a superb principal suite occupying the second floor. Complete with a dressing room and en-suite shower room, this private space provides an ideal retreat away from the main living areas.

At the heart of the home is the impressive open-plan kitchen and dining space on the lower ground floor. Designed with both family life and entertaining in mind, this bright and sociable area opens directly onto the rear garden, creating a seamless connection between indoor and outdoor living. There are also three additional reception rooms, offering excellent flexibility for use as formal living spaces, a family room, home office or playroom. To the rear of the property, a beautifully refurbished balcony provides a wonderful vantage point from which to enjoy views over the garden.

The property also benefits from a useful utility room and a convenient downstairs W/C, while a well-appointed family bathroom serves the additional bedrooms. The generous proportions and flexible layout provide an excellent balance of living and bedroom space throughout.

Externally, the property benefits from driveway parking, with EV charging. While the rear garden offers a pleasant space to relax, entertain and enjoy outdoor dining.

Located in the popular and historic area of Llandaff, the property is ideally positioned for local amenities, well-regarded schools and convenient access into Cardiff city centre.

A fantastic opportunity to acquire a substantial family home in one of Cardiff's most desirable locations.









CARDIFF

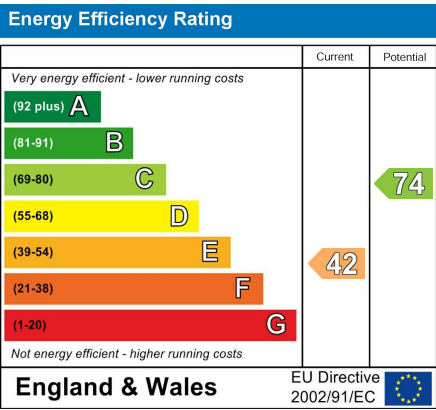
VALE

CAERPHILLY

BRISTOL

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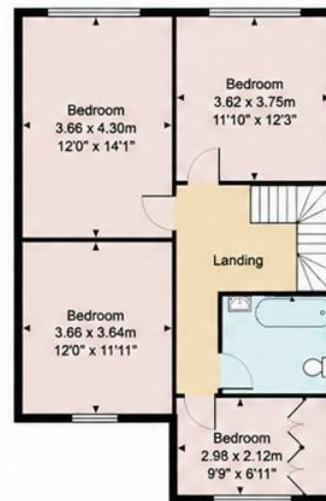
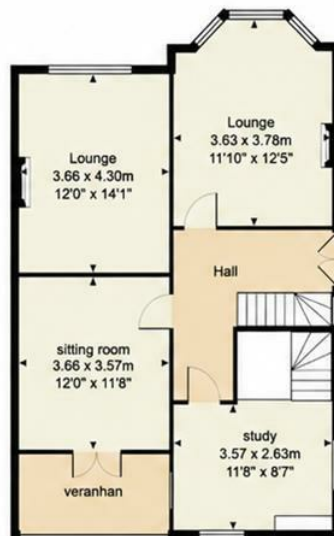








Ground Floor:	Council Tax
Lounge 11'10" x 12'4" (3.63 x 3.78)	Band H
Second Reception Room 12'0" x 14'1" (3.66 x 4.30)	School Catchment
Sitting Room 12'0" x 11'8" (3.66 x 3.57)	Walking distance to Howells School Llandaff Cathedral School Llandaff CIW Bishop Of Llandaff Secondary School
Study 11'8" x 8'7" (3.57 x 2.63)	My Welsh medium primary catchment area is Ysgol Pencae Ysgol Gyfun Gymraeg Glantaf
Lower Ground Floor	My English medium primary catchment area is Radnor Primary School Fitzalan High School
Kitchen/dining room 23'11" x 17'2" (7.31 x 5.24)	
Utility Room/WC	
First Floor	
Bedroom One 12'0" x 14'1" (3.66 x 4.30)	
Bedroom Two 12'0" x 11'11" (3.66 x 3.64)	
Bedroom Three 11'10" x 12'3" (3.62 x 3.75)	
Bedroom Four 9'9" x 6'11" (2.98 x 2.12)	
Bathroom	
Second Floor	
Bedroom Five 11'11" x 18'4" (3.64 x 5.59)	
Dressing Room	
Ensuite Shower Room	
Garden	



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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