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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

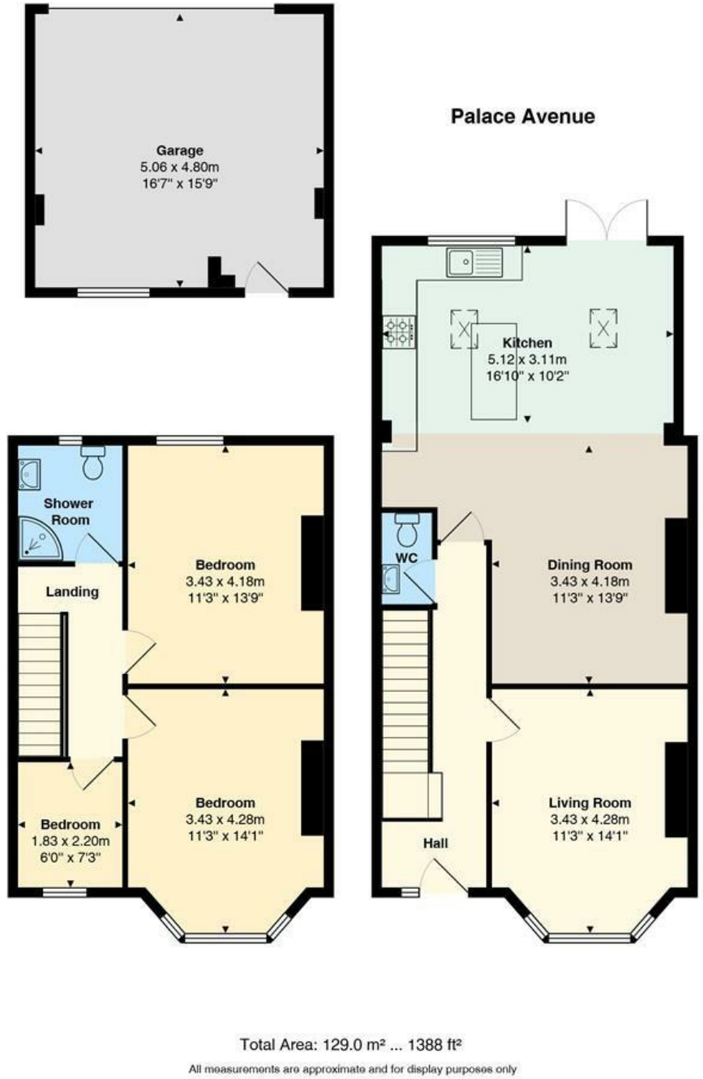
Valuer

ruby@jeffreyross.co.uk

A newly renovated family home ready to move straight in.

Comments by the Homeowner





Total Area: 129.0 m² ... 1388 ft²

All measurements are approximate and for display purposes only









Palace Avenue

Llandaff, 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

Amtico Parquet Flooring Through to Kitchen Diner

Kitchen 16'10 x 10'2 (5.13m x 3.10m)

With Integrated Dishwasher & Washing Machine. Space for American Style Fridge Freezer

Diner / Lounge 11'3 x 13'9 (3.43m x 4.19m)

Living Room 11'3 x 14'1 (3.43m x 4.29m)

WC

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

Garage 16'7 x 15'9 (5.05m x 4.80m)

EPC

Rating D

Council Tax

BAND

School Catchment

Tenure

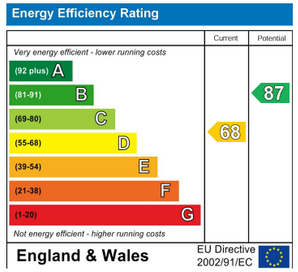
Freehold. This is to confirmed by your legal representative.










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
68
87
England & Wales
EU Directive 2002/91/EC



