Palace Road

LLANDAFF, CARDIFF, CF5 2AG

£1,800,000

Hern & Crabtree



Palace Road

Occupying an enviable position on the prestigious Palace Road in the heart of Llandaff, this handsome double-fronted detached residence extends to over 3,100 sq ft and has been lovingly transformed and thoughtfully extended to create a truly exceptional family home. Combining timeless architectural character with refined contemporary interiors, the property has been meticulously renovated, with elegant proportions, bespoke detailing and carefully selected finishes creating a wonderful sense of understated luxury throughout. A much-loved family home, it offers an exceptional balance of space, comfort and sophistication.

The generously proportioned accommodation is arranged over two floors, beginning with a welcoming entrance hall which sets the tone for the beautifully presented interiors beyond. There are three elegant reception rooms, offering versatility for both family living and entertaining, alongside an additional sitting room which opens seamlessly into a spectacular open-plan kitchen/dining space. Undoubtedly the heart of the home, this impressive space features bi-folding doors opening onto the extensive rear garden, creating a wonderful connection between indoor and outdoor living. A separate utility room and cloakroom complete the ground floor.

To the first floor, five excellent-sized bedrooms provide generous accommodation for family and guests alike, complemented by a luxurious four-piece family bathroom and a separate shower room.

Externally, the property occupies a substantial corner plot, with a magnificent rear garden providing an abundance of space for relaxation, entertaining and family enjoyment. To the front, extensive off-street parking is available, secured behind electric gates.

Llandaff is a sought-after Cardiff neighbourhood, renowned for its historic charm, independent cafés and highly regarded schools, including Howell's, The Cathedral School and Bishop of Llandaff High School.

- Prestigious Palace Road
- Carefully Selected Finishes Creating Wonderful Sense of Understated Luxury
- Kitchen/Dining Room
- Family Bathroom
- Extended Family Home
- Three Reception Room
- Five Bedrooms
- Two Shower Rooms











Approx 3133.00 sq ft

Council Tax Band: I

Porch
Entered into a storm porch with tiled floor.

Hall
Entered via a wood front door, coved ceiling, picture rail, dado rail, stairs to the first floor with open area beneath, herringbone parquet flooring.

Living Room
Single glazed sash bay window to the front, radiator, coved ceiling, picture rail, fireplace with mantle and slate hearth.

Dining Room
Single glazed sash bay window to the front, radiator, coved ceiling, picture rail, fireplace with wooden surround and slate hearth, wooden flooring.

Play Room/Study (currently used as a Gym
Single obscure glazed sash leaded window to the side, recess lights, built in cupboards/shelving, fuse board, radiator.

Snug
Single glazed sash window to the side, radiator, coved ceiling, picture rail, wood burner set on a slate hearth, square arch to kitchen/diner.

Kitchen/Diner
Three sets of bi fold doors to the rear, fitted with a range base units set in large central island with quartz worktop, double sink, a four oven Aga, integrated appliances include, freezer and dishwasher, space for large fridge, recess lights, tiled floor, partial underfloor heating, door to the side.
Utility Area has floor to ceiling unit, built in oven, space for additional appliances, sink.

Cloakroom
Single obscure and leaded window to the side, w.c and wash hand basin, storage cupboard, radiator, recess lights, tiled floor.

First Floor Landing
Stairs rise up from the hall, coved ceiling, dado rail, picture rail, radiator.

Airing Cupboard
Single glazed sash window to the side, heated towel rail., fitted shelving.

Bedroom One
Single glazed sash bay window to the front, radiator, coved ceiling, picture rail, fireplace.

Bedroom Two
Single glazed sash bay window to the front, radiator, fireplace.

Bedroom Three
Single glazed sash window to the side, radiator, coved ceiling, picture rail, built in cupboard.

Bedroom Four
Single glazed sash window to the rear, radiator, picture rail.

Bedroom Five
Single glazed sash window to the rear, radiator, picture rail.

Dressing Room
Single glazed sash window to the side, radiator, built in wardrobe, recess lights, coved ceiling, picture rail,

Family Bathroom
Single obscure glazed window to the side, freestanding bathtub, w.c and wash hand basin, heated towel rail, fireplace, recess lights, tiled floor, entrance to:-

Shower Room
Entered from Family Bathroom, single glazed window, walk in shower, w.c and wash hand basin, tiled walls, tiled floor,

Shower Room
Single obscure glazed sash window to the side, walk in corner shower, w.c and wash hand basin, heated towel rail, recess lights, tiled walls, tiled floor.

Former Garage
Door to the side and front, power and light.

Front
Electric gates to the front, parking for several vehicles, lawn, stone wall, mature trees.

Garden
Brick wall and hedge surround, patio sitting area, large lawn area and steps up to further lawn, mature trees, cold water tap, gate to side.

Tenure and Additional Information
We have been advised by the vendor that the property is Freehold. Epc - D Council Tax - I. The loft is insulated and partly boarded.

Disclaimer
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.
























HERN & CRABTREE
ESTABLISHED 1849

Approx Gross Internal Area
291 sq m / 3133 sq ft



Ground Floor
Approx 152 sq m / 1637 sq ft



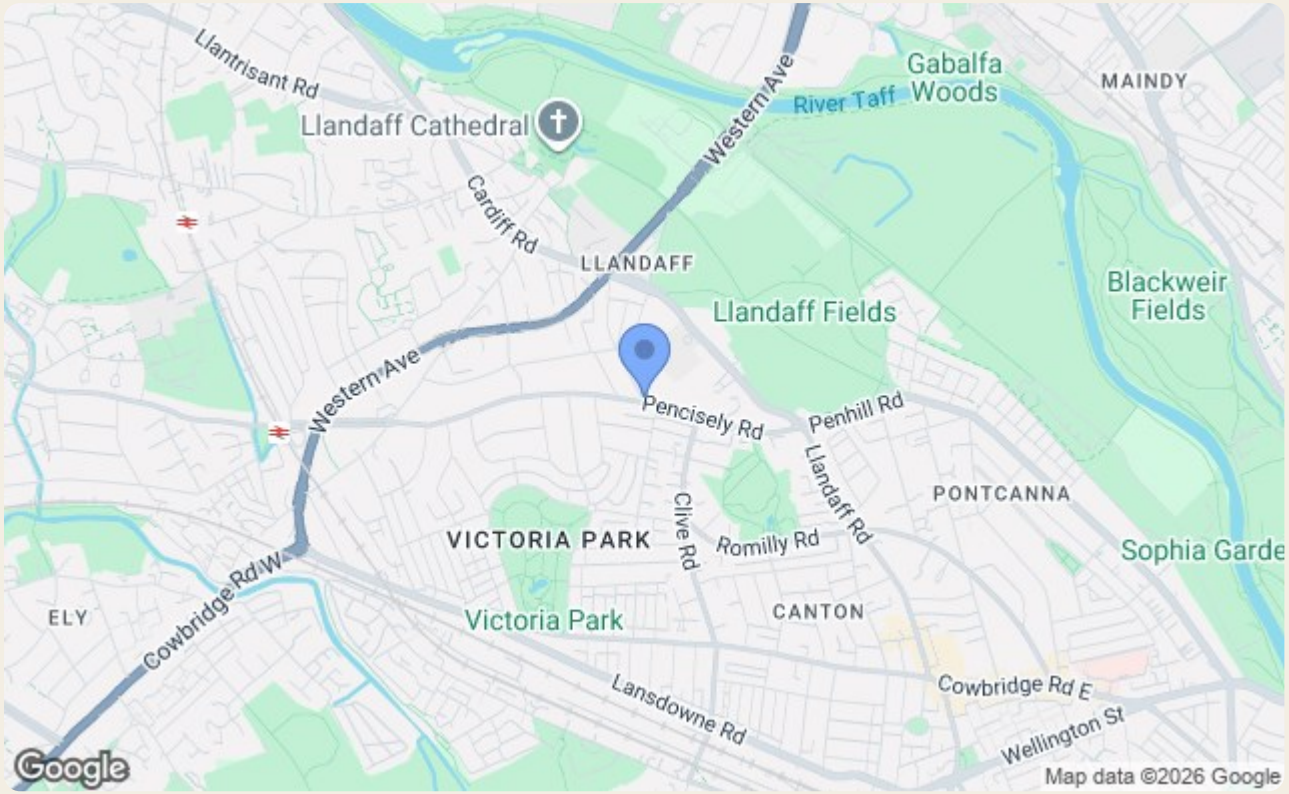
First Floor
Approx 139 sq m / 1496 sq ft

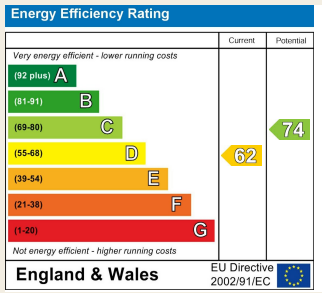
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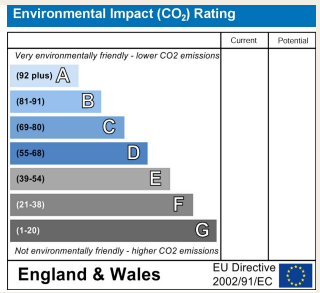
Good old-fashioned service with a modern way of thinking.











Hern & Crabtree

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