

Ely Road

LLANDAFF, CARDIFF, CF5 2BY

GUIDE PRICE £850,000

**Hern &
Crabtree**



Ely Road

A unique opportunity to acquire this beautiful, detached Grade II listed property, transformed by the current owners over 20 years ago. The heritage architect Clive Hill in conjunction with Cadw sympathetically produced the design with the addition of new dormers, openings and a kitchen extension.

Internally The Stables was designed to afford flexibility and has been enjoyed as a family home with a spacious granny flat and as a home for a couple. Cosy spaces, family gatherings or a party for 100.

Retaining many original features, with plenty of charm and character, the accommodation briefly comprises: Entrance hall, Cloakroom, Large split-level lounge, Sitting room, Dining room/study, Kitchen breakfast room, and Utility room. To the first floor there is an impressive landing area and 1 bedroom suite with spacious a Main Bedroom, an optional fifth Bedroom / Dressing Room, En-Suite and walk-in wardrobe. Three further good-sized Bedrooms and a Family Bathroom complete the first floor.

The property additionally benefits from delightful and enclosed gardens to the rear and south aspects. The key block courtyard to the front has ample parking and a double garage with loft storage.

This one of a kind property is situated in the highly sought-after and convenient location at the junction of Pencisely Road and Ely Road within walking distance of Llandaff Village and a stone's throw from The Insole Shops. It has excellent transport links into Cardiff city centre, the M4 and A48. Internal viewings are a must for this home to be fully appreciated.

- Stunning stone-built detached stable conversion
- Three reception rooms plus kitchen/breakfast room
- Ample off-road parking plus detached double garage
- Within walking distance of Llandaff
- EPC - D
- Fully renovated by current owners over 20 years ago
- Four bedrooms, family bathroom plus en-suite shower room
- Beautiful mature landscaped garden plot
- Popular Location



2562.00 sq ft

Entrance Hall

11'4 max x 12'7 max

Entered via a traditional wood front door with an inset stained-glass window, stairs to the first floor with understairs cupboard, wood glazed windows to the front, radiator, double doors leading to both the lounge and the sitting room.

Cloakroom

Fitted with w.c. and wash hand basin, shaver light, heated towel rail.

Split-level Lounge

24'7 max x 17'8 max

Windows to the front and the rear, French doors leading out to the courtyard rear garden, three radiators, dado rail, coved ceiling, cast iron gas stove, wood door to the front.

Sitting Room

17'10 x 12'9

Window to the front, radiator, ceiling rose and coved ceiling, chimney breast recess for fireplace, dado rail, square arch to further reception room.

Reception Three/Dining Room/Study

11'8 max x 9'7 max

Wood door to the front and windows to the front, radiator, ceiling rose and coved ceiling, dado rail, square arch to sitting room, door to inner lobby.

Inner Lobby

Radiator, inter-connecting doors to the sitting room and dining room/study, space for appliance, steps down to kitchen/breakfast room.

Utility Room

7'8 x 7'3

Internal glazed window with shelving, radiator, base units, stainless steel sink, Worcester boiler, plumbing for a washing machine, space for a tumble dryer.

Kitchen/Diner

26'3 max x 7'3 max

Wood glazed windows to the rear, door to side and door to rear from the dining area, wall and base units with worktop over, internal window to the utility room, twin stainless steel sink, plumbing for a dishwasher, space for a gas range cooker, tiled/laminate flooring. The kitchen leads to a porch/seating area.

First Floor

Stairs rise up from the entrance hall with wooden handrail and spindles, double glazed skylight windows, a window to the front, a radiator, a further corridor with a radiator and access to loft space, steps to bedrooms.

Main Bedroom

17'11 max x 12'2 max

Window to the side and rear, two radiators, loft access hatch, stable door leading to front courtyard via stone steps.

En Suite

Fitted with shower quadrant, w.c and wash hand basin, radiator, part tiled walls, extractor fan, skylight windows to the rear.

Optional Bedroom Five/Dressing Room

12'1 x 11'7

Window to the front, radiator, built in wardrobe, doorway to main bedroom and door to an en suite.

Bedroom Two

12'8 x 8'5

Windows to the front, radiator.

Bedroom Three

13'7 x 8'10

Window to the side and rear, radiator, laminate flooring.

Bedroom Four

10'6 x 8'8

Window to the side and the front, radiator.

Bathroom

12'8 max x 5'5 max

Double glazed skylight windows, double shower, corner spa bath with mixer tap and shower attachment, bidet, w.c. and wash hand basin, radiator, wall-mounted mirrored vanity cupboard, shaver point and light, part-tiled walls.

Front

Gated keyblock courtyard for several vehicles, steps to the first floor, outside light, power point, water tap, access gate to side and the rear garden.

Garage

A detached double garage with boarded and lit storage loft.

Rear Garden

Can be accessed from the kitchen and the lounge, a stone retaining wall with double gates to Ely Road, stone chippings, lawn, mature flowers, trees and shrubs, covered sitting area, outside light, water tap and power point, stone chipping path which leads to courtyard.

South Garden

An additional private garden with pergola, barbecue area, greenhouse and power point.

Tenure and additional information

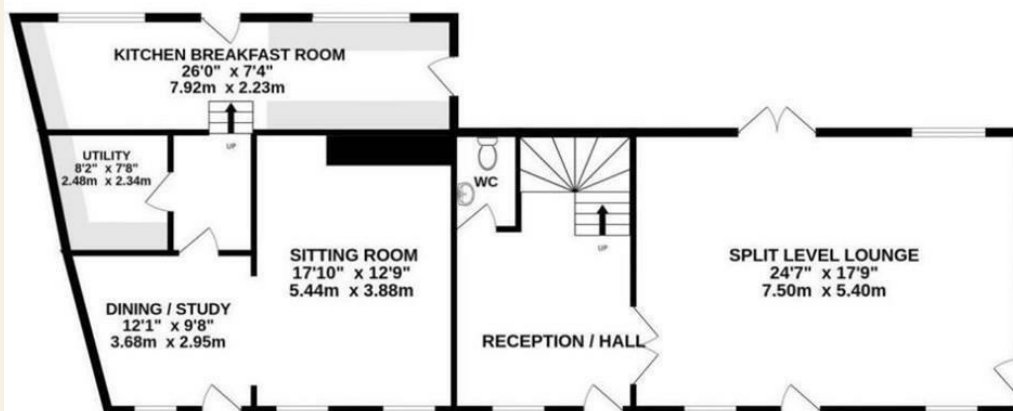
We have been advised by the seller that the property is freehold and the council tax band is H. The property also benefits from approx 1,000 sq ft of boarded and lit loft storage space.



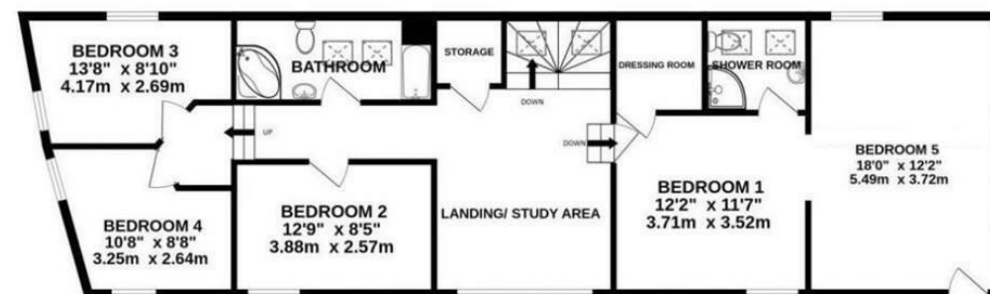




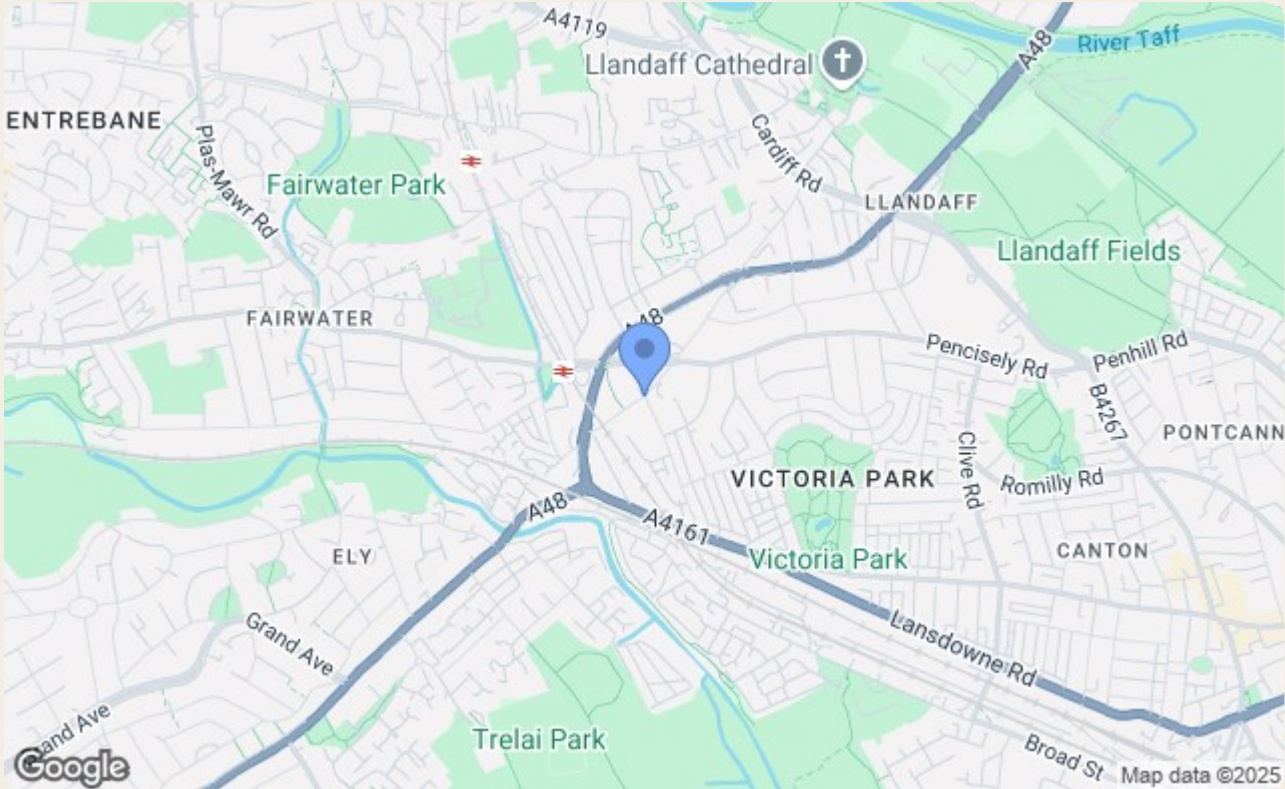
GROUND FLOOR
 1250sq.ft.(116.1 sq.m.)approx.
 PLUS DOUBLE GARAGE (circa 300sq.ft.)



1ST FLOOR
 1066 sq.ft. (99.0 sq.m.) approx.
 PLUS GARAGE LOFT STORAGE (circa 300 sq.ft.)
 PLUS HOUSE ATTIC STORAGE (circa 700 sq.ft.)



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



Energy Efficiency Rating	
	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	
Current	Potential
	77
61	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	

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