

Palace Avenue

LLANDAFF, CARDIFF, CF5 2DW

GUIDE PRICE £450,000

Hern &
Crabtree



Palace Avenue

No chain. A charming period property offering space, character and flexibility across three floors, tucked away in one of Cardiff's sought-after street a stones throw away from Llandaff Village. This beautifully presented four-bedroom family home on Palace Avenue blends original features with thoughtful updates, including a rear extension and a converted loft with its own en suite shower room.

Inside, the property opens into a welcoming hallway with period tiles and offers two generous reception rooms, each with original fireplaces and character detailing. The extended kitchen is the hub of the home with skylights and French doors opening onto a landscaped garden that stretches over three sections. A ground floor shower room adds convenience, while the upper floors host four bedrooms, two bathrooms and excellent built-in storage throughout.

Palace Avenue is ideally positioned within walking distance of Victoria Park, Pontcanna and Llandaff fields, offering green open spaces, coffee shops and restaurants nearby. There are excellent local schools and amenities, while easy access to Cardiff city centre, local train stations and A48/M4 routes make this a highly convenient location for commuters and families alike.



1382.00 sq ft

Entrance

Entered via a traditional wood stained glass front door, coved ceiling, stairs to the first floor, period tiled flooring, radiator.

Storage Cupboard

With glazed door, fitted shelving and power. (potential for a shower room or utility)

Lounge

Double glazed wood sash bay window to the front, coved ceiling, picture rail, a cast iron fireplace with wooden mantle, radiator.

Dining Room

Fitted dresser to the alcove, a cast iron fireplace, radiator, stripped wooden flooring, square off walk through to the kitchen.

Kitchen

It is part of an extension, double glazed window to the rear, two double glazed skylight windows and double glazed wood door leads out to the garden, spotlights, kitchen is fitted with a range of wall and base units with wood worktop over, one and a half bowl sink and drainer with a mixer tap, space and plumbing for dishwasher, space for a gas range cooker with extractor over, and space for fridge/freezer, fitted shelves, built in cupboard with plumbing for washing machine and storage and the Baxi combination boiler is concealed within cupboard, vertical radiator.

Shower Room

Double obscure glazed window to the side, shower cubicle with plumbed shower, w.c and wash hand basin, heated towel rail, tiled floor.

First Floor Landing

Stairs rise up from the hall with wooden handrail and spindles, stairs to the second floor.

Bedroom One

Double glazed wood sash bay window to the front, radiator, feature fireplace.

Bedroom Two

Double glazed wood window to the rear, cast iron fireplace, radiator.

Bedroom Three

Double glazed sash window to the front, radiator.

Bathroom

Double obscure glazed window to the side, bath with plumbed shower over, w.c and wash hand basin, w.c and wash hand basin, heated towel rail, part tiled walls, tiled floor.

Second Floor

Stairs rise from the first floor landing, built in storage and double glazed skylight window.

Bedroom Four

Two double glazed skylight windows to the rear, eaves storage, radiator.

Shower Room

Double glazed skylight window to the rear, fitted with corner shower cubicle with a plumbed shower, w.c and wash hand basin, heated towel rail, tiled walls and floor.

Rear and Parking

Raised Indian sandstone sitting/patio area, steps lead down to a lawn, flower borders, outside cold water tap and light. Pathway leads to a further section with large shiplap timber framed workshop together with an additional covered storage area, pedestrian gate to the rear lane. There is additional vehicle and pedestrian access to the rear of the property via secure gates. Palace Avenue has a residents' parking scheme in operation.

Front

A forecourt front with low rise brick wall and hedge, wood pedestrian gate, tiled path.

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.

Tenure and additional information

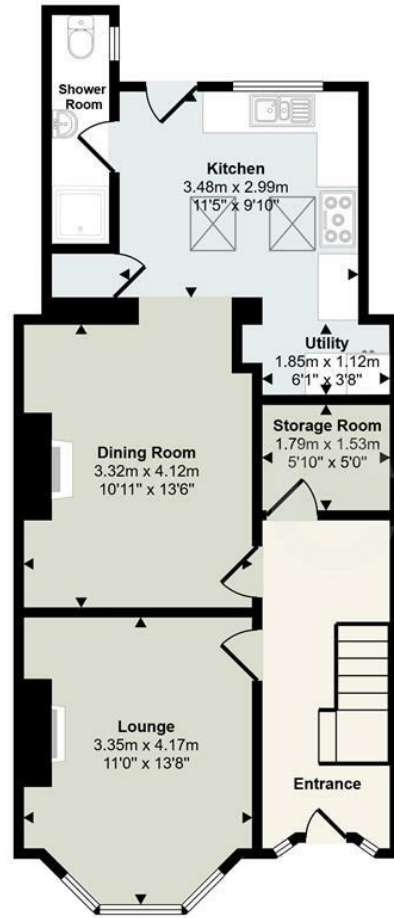
We have been advised by the seller that the property is freehold and the council tax band is F.



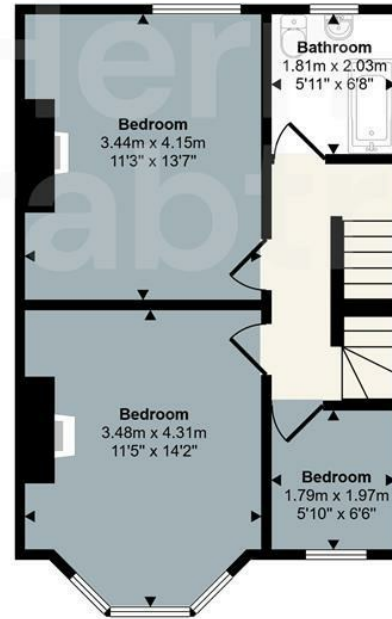


Approx Gross Internal Area
128 sq m / 1382 sq ft

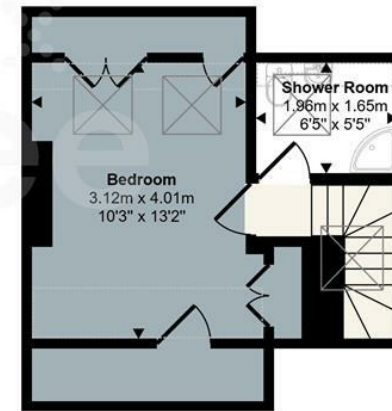
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		73
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor
Approx 58 sq m / 627 sq ft



First Floor
Approx 44 sq m / 470 sq ft



Second Floor
Approx 26 sq m / 284 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Hern & Crabtree

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