

# Palace Avenue

LLANDAFF, CARDIFF, CF5 2DW

GUIDE PRICE £525,000

Hern &  
Crabtree





# Palace Avenue

No chain. A rare opportunity to purchase one of the first six, larger style houses built in this attractive and pleasant Avenue during the early part of the 20th century. This stunning Victorian home has been fully renovated throughout by the current owner, offering a seamless blend of period charm and contemporary living. Ready for immediate occupancy, the property boasts a modern feel while retaining its character.

The accommodation briefly comprises: an inviting entrance hall, a lounge, and a spacious open-plan kitchen/diner/sitting area complete with a central island and bi-folding doors leading out to the garden. A stylish ground-floor shower room completes the layout on this level. Upstairs, the first floor offers three generously sized double bedrooms and a luxurious four-piece bathroom suite.

Externally, the property benefits from a beautifully landscaped rear garden featuring a patio area with lighting, low-maintenance artificial grass, and wooden double gates providing rear lane access.

Llandaff village is a short stroll away and offers a variety of independent shops, cafés and restaurants along with plenty of local amenities close by. The Taff Trail can be easily accessed via Pontcanna Playing fields and offers excellent public transport links direct into Cardiff. Internal viewings are an absolute must! Be quick and book early.



**1348.00 sq ft**

### Entrance

Tiled sidings and floor, then into the hallway via wood front door, wood laminate flooring, radiator, stairs to the first floor.

### Living Room

Double glazed window to the front, coved ceiling with ceiling rose, radiator, a cast iron surround, built in cupboard.

### Open Plan Kitchen/Living Space

Double glazed floor to ceiling windows to the rear, double glazed bi-fold doors to the side, stairs to the first floor with understairs storage, radiator, built in cupboard, wood laminate flooring, kitchen has two vertical radiators, wall and base units with stone worktop over, sink and draining grooves, a four ring electric hob, integrated oven and grill, space for American style fridge/freezer, central island with wine cooler, integrated dishwasher.

### Downstairs Shower Room

Double obscure glazed window to the rear, a walk in shower, w.c and wash hand basin, heated towel rail, built in cupboard housing the combination, boiler, tiled walls and floor.

### First Floor Landing

Access to loft space, doors to all rooms.

### Bedroom One

Double glazed bay window and additional window to the front, radiator, built in wardrobes.

### Bedroom Two

Double glazed window to the rear, radiator.

### Bedroom Three

Double glazed window to the rear, radiator, built in wardrobe.

### Bathroom

Double obscure glazed window to the side, a walk in corner shower, bath, w.c and wash hand basin, heated towel tiled walls and floor.

### Rear Garden

Enclosed garden by brick walls, paved area, steps up to Astro turf area, cold water tap, gate to the rear lane.

### Front

A forecourt front with low rise brick wall, pedestrian gate.

### Tenure

We have been advised by the seller that the property is freehold.

### Additional Information

New roof & insulation

New boiler

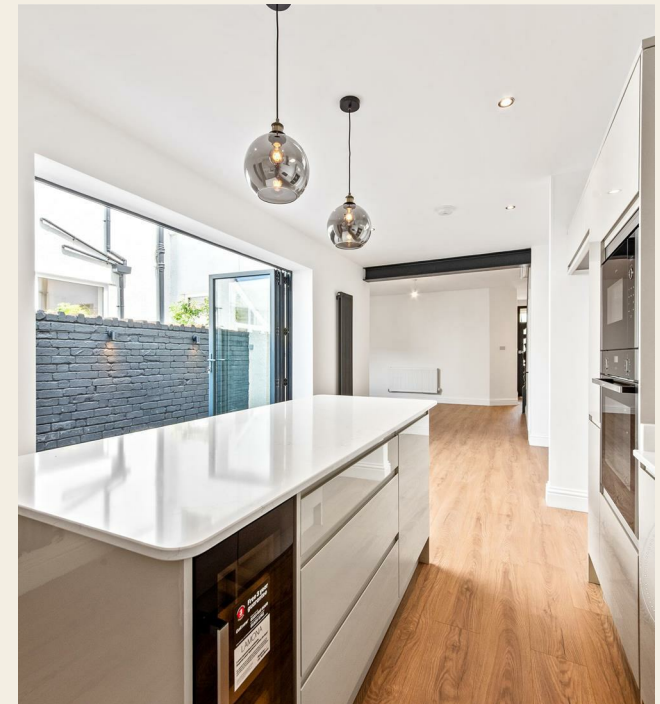
Full rewire

Full internal refurbishment

### Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

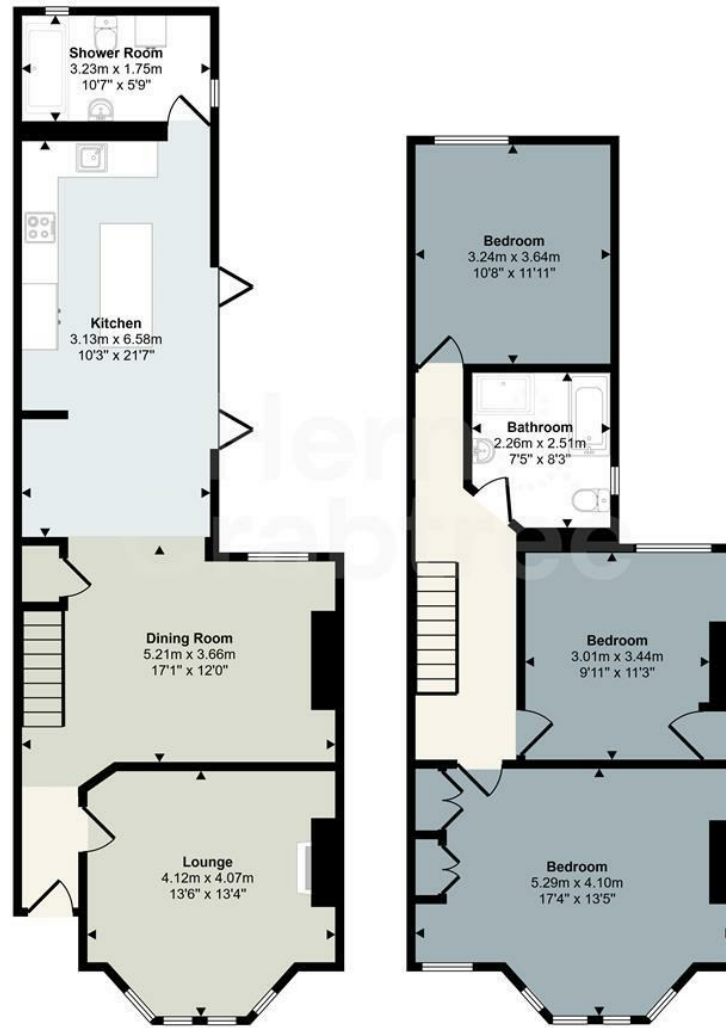
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







Approx Gross Internal Area  
125 sq m / 1348 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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