

# Palace Road

LLANDAFF, CARDIFF, CF5 2AH

**GUIDE PRICE £2,000,000**

**Hern &  
Crabtree**



# Palace Road

Set on this prestigious street of Palace Road in Llandaff, this handsome detached residence has been meticulously transformed to deliver a home of exceptional quality and quiet luxury. Behind its traditional façade, refined interiors unfold with elegant proportions, bespoke joinery and carefully considered finishes that elevate everyday living. The reconfigured layout centres around a striking open plan kitchen, dining and family space where marble surfaces, integrated appliances and tailored lighting create a sophisticated yet practical heart of the home, perfectly suited to both entertaining and family life. Across the reception rooms, restored period features sit comfortably alongside rich textures and layered materials, giving each space a sense of depth and permanence.

Bedroom accommodation is arranged across three floors, culminating in a beautifully appointed principal suite with dressing room and private terrace. Bathrooms have been completed with Porcelanosa and Mandarin Stone finishes, chosen for their timeless quality and understated elegance. Every detail has been approached with care, resulting in a home that feels cohesive, polished and thoughtfully curated throughout. Outside, landscaped gardens extend towards a detached double garage with planning approved for a garage development, offering flexibility for lifestyle or work from home needs.

Llandaff remains one of Cardiff's most desirable neighbourhoods, admired for its historic character, independent cafés and proximity to Cathedral Green. Highly regarded schooling including Howell's School, The Cathedral School and Bishop of Llandaff High School is nearby, while Llandaff Fields and Bute Park provide extensive green space within easy reach. Excellent transport links via the A48 and nearby rail connections offer straightforward access into Cardiff city centre, making this an ideal setting for buyers seeking a distinguished home within a well connected and established part of the capital.

- Handsome detached period home in sought after Llandaff
- Stunning open plan kitchen family dining space
- Principal suite with dressing room and terrace
- Luxury finishes with Porcelanosa and Mandarin Stone bathrooms
- Planning granted for rear coach house
- Comprehensively transformed and reconfigured throughout
- Five bedrooms arranged over three floors
- Multiple reception rooms including study and sitting room
- Landscaped gardens with detached triple garage



3359.00 sq ft

### Porch

A characterful introduction to the home, the porch is entered through wooden French doors beneath a glazed overlight, allowing soft natural light to filter through. Traditional tiled flooring and a gently curved ceiling create an elegant threshold before a glazed timber door with matching side panels opens into the main hallway.

### Entrance Hall

The entrance hall sets the tone immediately, revealing a carefully balanced blend of restored period detailing and considered contemporary finishes. Decorative panelling runs along the L shaped space, framed by cornicing and discreet recessed lighting. Tiled flooring grounds the room, while the staircase rises with quiet presence, guiding movement through the house. An understairs alcove neatly conceals practical storage.

### Cloakroom

Finished with marble tiled walls and flooring, the cloakroom has been designed with a refined simplicity. A bespoke marble wash basin with wall mounted mixer sits beneath a softly illuminated mirror, complemented by a wall hung WC and chrome heated towel rail. Plantation shuttered sash windows maintain privacy while allowing filtered daylight.

### Living Room

A beautifully composed reception space where original features remain at the forefront. The marble fireplace with slate hearth and cast iron fire provides a focal point, framed by period ceiling detail and subtle wall lighting. A bay window with secondary glazed sash frames the front aspect, plantation shutters adding both texture and warmth. luxury Amtico flooring set in a parquet style completes the room with understated elegance.

### Study / Music Room

Quietly positioned to the front, the study feels calm and purposeful. Bespoke cabinetry with integrated lighting fills the alcoves, while a cast iron fireplace with slate mantelpiece anchors the room. Plantation shutters soften the light through sash windows, and luxury Amtico tiled flooring set in a parquet style ensures continuity with the rest of the ground floor.

### Sitting Room

An adaptable reception room with decorative wall panelling and a softly curved ceiling line that lends a gentle architectural interest. A cast iron fireplace sits centrally, offering a traditional focal point, while parquet style flooring and balanced proportions allow the room to function equally well as a second lounge or reading space.

### Open Plan Kitchen / Lounge / Dining Room

Accessed via a sliding pocket door, the kitchen has been entirely reimaged as the social centre of the home. Extensive cabinetry incorporates pull out larders, integrated appliances and illuminated shelving, while twin Neff slide and hide ovens, coffee machine and full height refrigeration emphasise both functionality and craftsmanship. At its heart sits a substantial 'bookmatched' seamless marble topped island, designed for gathering as much as preparation, housing twin sinks, food waste disposal and a BORA induction hob with integrated extractor. Instant Quooker hot water with still and sparkling function, twin wine coolers and illuminated glassware cabinets add layers of considered luxury. The adjoining family space is anchored by a biofuel eco smart fireplace set within marble and timber panelling, creating a calm and tactile

atmosphere. Ultra slim sliding doors dissolve the boundary between inside and out, opening onto a raised terrace. luxury vinyl tiled flooring set in a parquet style runs seamlessly throughout, reinforcing the sense of flow.

### Utility/Boot Room

Continuing the material palette of the kitchen, the utility space provides generous storage, built in fridge/freezer, sink with mixer tap and space for appliances. A large airing cupboard offers additional practicality, while integrated shelving forms a natural boot room area. An obscure glazed door provides direct access to the garden.

### First Floor Landing

Split level and light filled, the landing connects the principal rooms with ease. Plantation shuttered sash windows filter daylight across parquet style flooring, while traditional coving maintains a sense of continuity with the lower floors. Stairs continue upwards to the second floor accommodation.

### Principal Bedroom

A calm and carefully composed retreat, the principal bedroom features panelled walls and a softly dropped ceiling with integrated lighting. Glazed French doors open onto a private terrace, extending the space outward and enhancing the connection to the garden beyond

### Walk-Through Dressing Room

Positioned between bedroom and en suite, the dressing room offers fitted his and hers wardrobes with integrated lighting, creating a tailored and organised space that complements the calm tone of the suite.

### Principal En Suite

Finished in Porcelanosa and Mandarin Stone, the en suite feels refined and understated. Custom made twin marble stone basins sit beneath softly illuminated mirrors, while marble tiling and a walk in rainfall shower create a sense of quiet luxury. An obscure sash window introduces natural light without compromising privacy.

### Bedroom Two

A generous front facing bedroom defined by a sash bay window with plantation shutters. Panelled walls and parquet style flooring create a cohesive and elevated finish, while the adjoining en suite enhances practicality.

### Bedroom Two En Suite

A well considered space with walk in rainfall shower, twin vanity basins and a circular backlit mirror. Tiled surfaces and restrained detailing echo the finish seen throughout the home.

### Bedroom Three

A comfortable bedroom featuring sash windows with secondary glazing, picture rail detailing and subtle panelling with integrated headboard. Parquet flooring and balanced proportions create a versatile space suited to guests or family.

### Family Bathroom

Elegant yet practical, the family bathroom is finished with fully tiled walls and flooring. A centrally positioned bath with rainfall shower over sits alongside a separate mixer shower, while a stone basin beneath an LED mirror adds refinement. Plantation shuttered sash windows allow soft natural light to enter, enhancing the calm atmosphere.

### Second Floor Snug

A relaxed split level space beneath skylight windows, ideal as a reading or television area. Built in storage and soft transitions between levels create a cosy retreat that connects naturally with the upper floor bedrooms.

### Bedroom Four

Positioned beneath the roofline, bedroom four enjoys natural light from skylight windows and includes fitted wardrobes and a bespoke desk area, making it equally suited to guests or study.

### Bedroom Four En Suite

A four piece suite finished in stone tiling, comprising bath with central mixer, separate rainfall shower, vanity basin with illuminated mirror and heated towel rail, offering both practicality and comfort.

### Bedroom Five

Defined by feature sunken LED strip lighting and bespoke wardrobes with integrated illumination, bedroom five has a contemporary yet understated feel. Steps lead down to the adjoining en suite, adding architectural interest to the layout.

### Bedroom Five En Suite

Incorporating a bath with rainfall shower over, vanity basin with backlit mirror and heated towel rail, the en suite is brightened by a skylight window that brings natural light into both the bathroom and bedroom.

### Rear Garden

The rear garden has been arranged across levels, beginning with a raised terrace finished in porcelain tiling and glass balustrade to be installed. Steps lead down to a lawned garden bordered by mature trees and traditional stone walling. A detached triple garage sits at the far end, with planning submitted for a potential coach house incorporating gym and kitchen space, subject to consent.

### Front

A traditional frontage framed by brick walling and wrought iron gate, with paved pathway leading to the entrance. Mature hedging, lawn and planted borders soften the approach beneath a classic storm porch.

### 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.

### Tenure

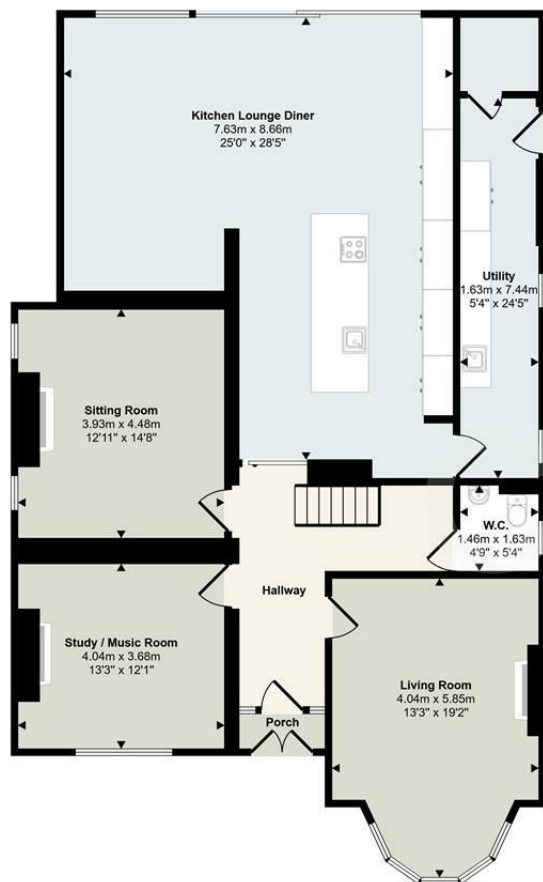
We have been advised by the seller that the property is freehold and the council tax band is I.







Approx Gross Internal Area  
312 sq m / 3359 sq ft



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.

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



| 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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

Hern & Crabtree

02920 555 198 | llandaff@hern-crabtree.co.uk

hern-crabtree.co.uk | 8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2U



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.