

# Pencisely Crescent

LLANDAFF, CARDIFF, CF5 1DU

GUIDE PRICE £535,000

Hern &  
Crabtree



# Pencisely Crescent

A charming, double bay fronted semi-detached house positioned within a stone's throw of the historic Victoria Park. This popular street connects both Pencisely Rise and Pencisely Road and is conveniently located in easy reach of the local shops, cafes and eateries.

The property briefly comprises: Entrance Hall, Lounge, Sitting Room with doors onto the Rear Garden, Kitchen/Diner, Utility Area and W.C to the ground floor. To the first floor are Three Bedrooms and a four piece Bathroom Suite. Outside there is a generous rear garden as well a garage/workshop and off street parking to the front.

Pencisely Crescent is perfectly placed between Llandaff and Victoria Park and is a highly desirable part of Cardiff, with easy access to the city centre with regular public transport to hand. There is an abundance of local amenities, restaurants and shopping with Llandaff, Victoria Park and Canton all within close proximity. Reputable English and Welsh schools are within the catchment, please visit [Hern-Crabtree.co.uk](http://Hern-Crabtree.co.uk) for more information on local schools with Ofsted reports. Internal viewings are highly recommended!



**1183.00 sq ft**

**Entrance**

Storm Porch with tiled walls and floor. Wooden glazed door into the entrance hall.

**Hallway**

Stairs to the first floor with understairs storage cupboard. Coved ceiling. Radiator.

**Living Room**

Double glazed bay window to the front. Coved ceiling with ceiling rose. Built in shelving. Feature fireplace with stone hearth. Radiator.

**Sitting Room**

Double glazed patio doors to the rear. Windows to the rear. Coved ceiling with ceiling rose. Radiator. Feature fireplace with marble mantle and hearth.

**Kitchen**

Obscure double glazed window to the side and a further double glazed window to the side. The kitchen is fitted with wall and base units with laminate worksurfaces. Stainless steel sink and drainer. Tiled splashbacks. Integrated four ring gas hob and electric oven. Radiator. Tiled floor. Coved ceiling. Inner lobby to utility.

**Utility**

Double glazed window to the rear. Stainless steel sink and drainer. Space and plumbing for washing machine and tumble dryer.

**W/c**

Obscure double glazed window to the side. Tiled walls and floor.

**FIRST FLOOR**

**Landing**

Stairs from the entrance hall. Obscure double glazed window to the side. Coved ceiling.

**Bedroom One**

Double glazed bay window to the front. Radiator. Coved ceiling. Built in wardrobe.

**Bedroom Two**

Double glazed window to the rear, Radiator. Built in wardrobe.

**Bedroom Three**

Double glazed window to the front. Coved ceiling. Radiator.

**Bathroom**

Obscure double glazed window to the rear. Coved ceiling. Tiled walls and floor. Corner shower, bath, w/c and wash hand basin. Radiator.

**OUTSIDE**

**Rear Garden**

Enclosed rear garden with brick wall and timber fencing. Paved area and large lawn area. Gate to the front. Cold water tap, Greenhouse.

**Front**

Low rise brick wall. Driveway and lawn area with shrubs and flowers.

**Garage**

Access from the rear garden.

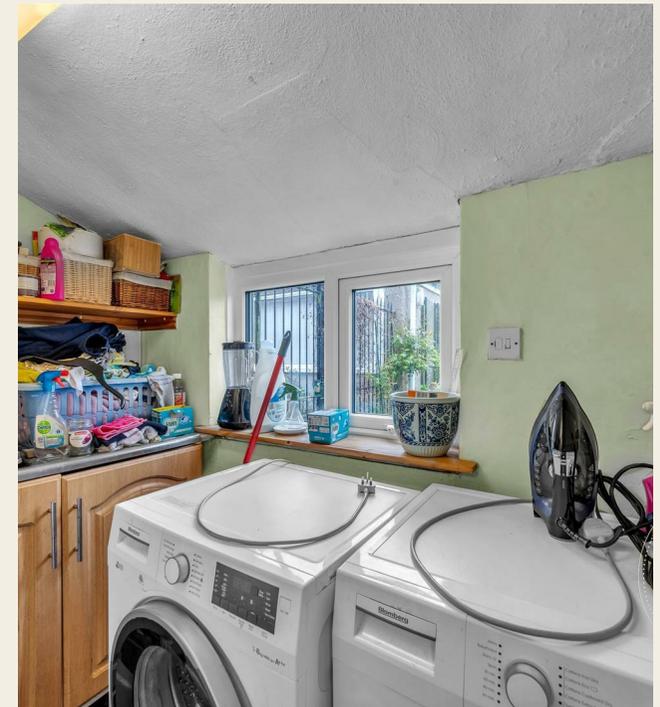
**Disclaimer**

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.

**Additional Information**

we have been advised the property is freehold and the Council Tax - F





Approx Gross Internal Area  
110 sq m / 1183 sq ft



Ground Floor  
Approx 60 sq m / 641 sq ft

First Floor  
Approx 50 sq m / 543 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

