

Pencisely Road

LLANDAFF, CARDIFF, CF5 1DQ

OFFERS IN EXCESS OF £800,000

**Hern &
Crabtree**



Pencisely Road

No Chain. A Grand Five Bedroom Family Home located on Prestigious Pencisely Road, in Llandaff.

An imposing, traditional double bay-fronted five bedroom semi-detached family residence, located on one of Llandaff's most sought-after streets. This exceptional home is set over three floors and boasts a wealth of original features, generous proportions, and excellent potential to extend (subject to planning permission), making it the perfect forever home.

The ground floor comprises an inviting storm porch leading into a spacious hallway, cloakroom, a large lounge which opens into a dining room, a separate sitting room, a well-appointed kitchen/breakfast area and a handy utility room.

To the first floor, there are four generously sized bedrooms, as well as a four piece family bathroom.

The top floor features a further bedroom room with a w.c and opening up to a dressing room or home office.

Outside, the property enjoys a substantial rear garden, perfect for families and entertaining, along with a well-maintained front that adds to the home's curb appeal. A long private driveway provides off-street parking for multiple vehicles and leads to a detached garage.

Pencisely Road is ideally situated within walking distance of both Llandaff Village and the Insole Court shops, as well as the popular Victoria Park. The property is also perfectly placed for families, with nearby access to excellent schools including The Cathedral School and Howell's School, along with a choice of Welsh and English medium primary and secondary schools.



2398.00 sq ft

Entrance

Entered via a composite door, coved ceiling, picture rail, radiator, stairs to the first floor, storage cupboard.

Cloakroom

Double obscure glazed window to the side, w.c and wash hand basin, combination boiler, radiator, tiled floor.

Living Room

Double glazed window to the front, radiators, coved ceiling, picture rail, fireplace.

Dining Room

Double glazed patio doors to the rear, coved ceiling, radiator, wooden fire surround with marble hearth, built in shelving.

Kitchen

double glazed window to the side, wall and base units with worktop over, one and a half bowl stainless steel sink and drainer, integrated four ring gas hob and integrated oven and grill, integrated dishwasher and fridge, space and plumbing for a washing machine, coved ceiling, radiator, tiled floor.

Pantry

Pantry area with single obscure glazed windows to the rear, tiled walls and floor.

Utility Room

PVC door to the rear, tiled walls and floor.

Cloakroom

Single obscure glazed window to the rear, w.c and wash hand basin, radiator, half tiled walls, tiled floor.

First Floor Landing

A dog leg staircase leading to the first floor, double glazed window to the side, built-in cupboards.

Bedroom One

Double glazed bay window to the front, radiator, coved ceiling, picture rail, wash hand basin.

Bedroom Two

Double glazed window to the front, radiator, coved ceiling, picture rail, wash hand basin, a gas.

Bedroom Three

Double glazed window to the rear, radiator, picture rail, built in shelving.

Bedroom Four

Double glazed window to the rear, radiator.

Bathroom

Double obscure glazed windows to the side, bath, a walk in shower, bidet, w.c and wash hand basin, built in cupboards, coved ceiling, tiled walls, tiled floor.,

Second Floor

Stairs rise up from the first floor landing, double glazed window to the side.

Bedroom Five

Double glazed window to the front, radiator, coved ceiling, built in wardrobes.

Dressing Room / Study

Double glazed window to the rear, radiator, coved ceiling, built in wardrobes, eaves storage.

W.C

Fitted with a w.c and wash hand basin.

Rear Garden

Enclosed by brick wall, paved sitting area, lawn area, garden pond, greenhouse.

Garage

Barn doors to the front, power.

Front

Driveway for several cars, low rise wall to the front, flower borders, gates to the rear.

Tenure and Additional Information

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

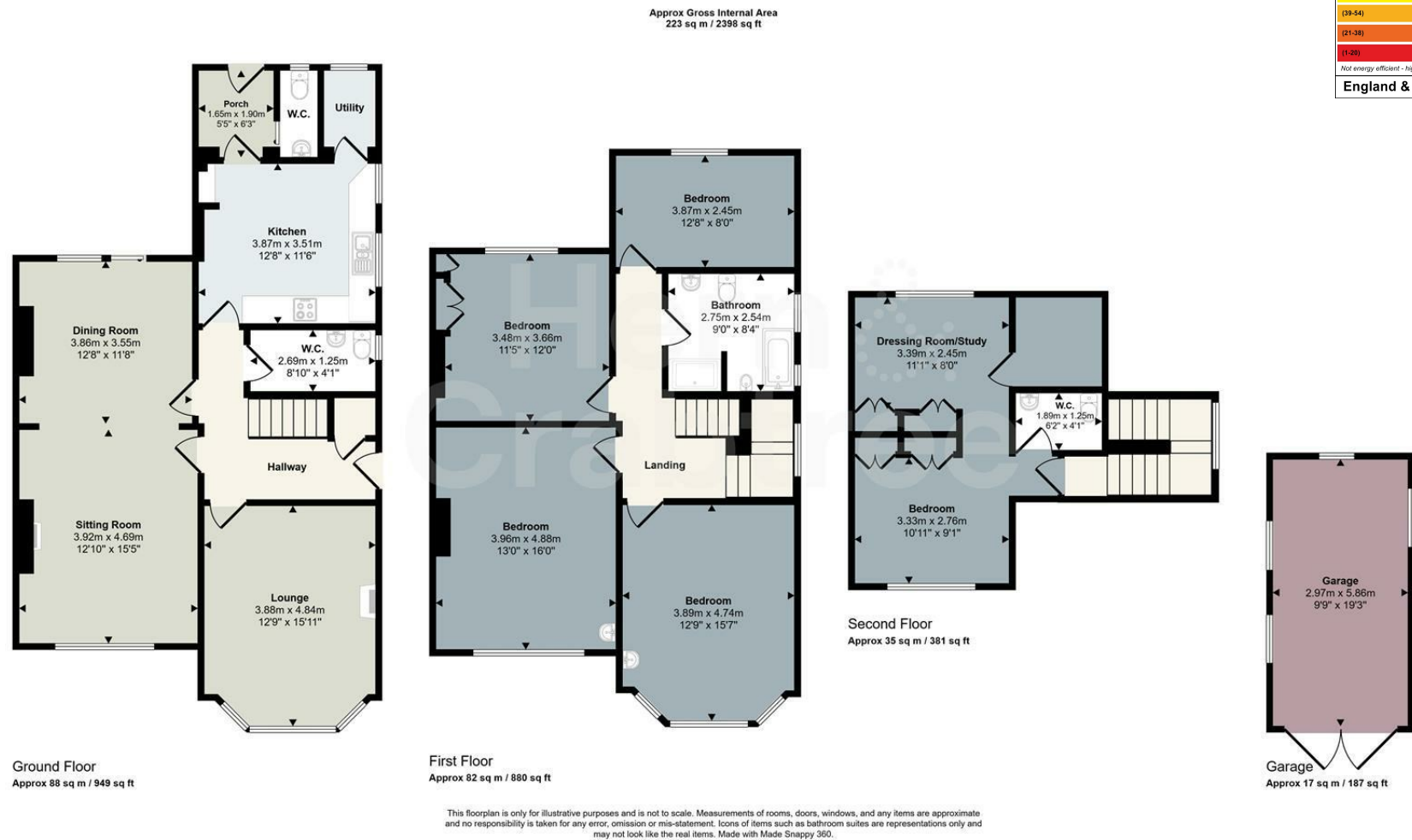
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

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



Hern & Crabtree

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