Pencisely Crescent

LLANDAFF, CARDIFF, CF5 1DS

GUIDE PRICE £685,000

Hern & Crabtree



Pencisely Crescent

A charming and particularly spacious larger-style, double bay-fronted semi-detached home, ideally situated just a stone's throw from the beautiful and historic Victoria Park. Positioned on this popular residential street, which links Pencisely Rise and Pencisely Road, the property enjoys a convenient location within easy reach of an excellent selection of local shops, cafés and eateries.

The generously proportioned accommodation briefly comprises a welcoming entrance hall, cloakroom, spacious dual-aspect lounge/diner with a bay window, separate sitting room and kitchen/diner to the ground floor. To the first floor are four well-proportioned bedrooms, three of which are generous doubles, together with a modern fitted shower room.

Externally, the property benefits from a generous rear garden, offering excellent outdoor space for relaxation and entertaining, with the added advantage of rear lane access. To the front, there is off-street parking.

Pencisely Crescent is ideally positioned between the sought-after areas of Llandaff and Victoria Park, making it a particularly desirable location within Cardiff. The property offers excellent access to the city centre, with regular public transport links close at hand. A wealth of local amenities, independent cafés, restaurants and shopping facilities can be found nearby in Llandaff, Victoria Park and Canton.

The area is also well served by a selection of highly regarded English and Welsh-medium schools. For further information on local schools and their Ofsted reports, please visit www.hern-crabtree.co.uk











Approx 1437.00 sq ft

Council Tax Band: G

Entrance Hall
Entered via pvc front door, radiator, stairs to the first floor, oak wood flooring.

Cloakroom
Fitted with w.c and wash hand basin, part tiled walls, towel rail, coat hooks, tiled flooring.

Living Room / Diner
Double glazed bay window to the front and double glazed window to the side, radiators, coved ceiling, chimney alcove with wooden shelves, pine wood parquet flooring.

Sitting Room
Double glazed windows to the rear with further door out onto the rear garden, radiator, coved ceiling, fireplace with wooden mantle and stone hearth, wood parquet flooring under the carpet.

Kitchen / Diner
Double glazed window to the side and pvc door to the rear, double obscure glazed window to the side, kitchen fitted with wall and base units with worktop over, electric hob with extractor hood above and integrated electric double oven, space for tumble dryer, space for washing machine, space for dishwasher, space for fridge and space for freezer, radiator, space for table and chairs, laminate flooring.

First floor Landing
Stairs rise up from the hall, access to part boarded loft space, large window., built in storage cupboard.

Bedroom One
Double glazed window to the front, radiator, fitted wardrobes.

Bedroom Two
Double glazed window to the front, radiator, fitted wardrobes.

Bedroom Three
Double glazed window to the rear, radiator, fitted wardrobes, fitted shelves.

Bedroom Four
Double glazed window to the rear, radiator, wash hand basin, wall light.

Shower Room
Double obscure glazed windows to the side, walk in shower, w.c and vanity wash hand basin, tiled walls, laminate flooring.

Rear Garden
Enclosed by brick walls to the side and hedge to the rear, stone patio sitting area, spacious lawn, trees and flower borders, garden shed, gates to driveway.

Front & Parking
Stone paved driveway to the side for several vehicles, lawn to front, slate gravel, low rise brick wall, double gates.

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

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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.





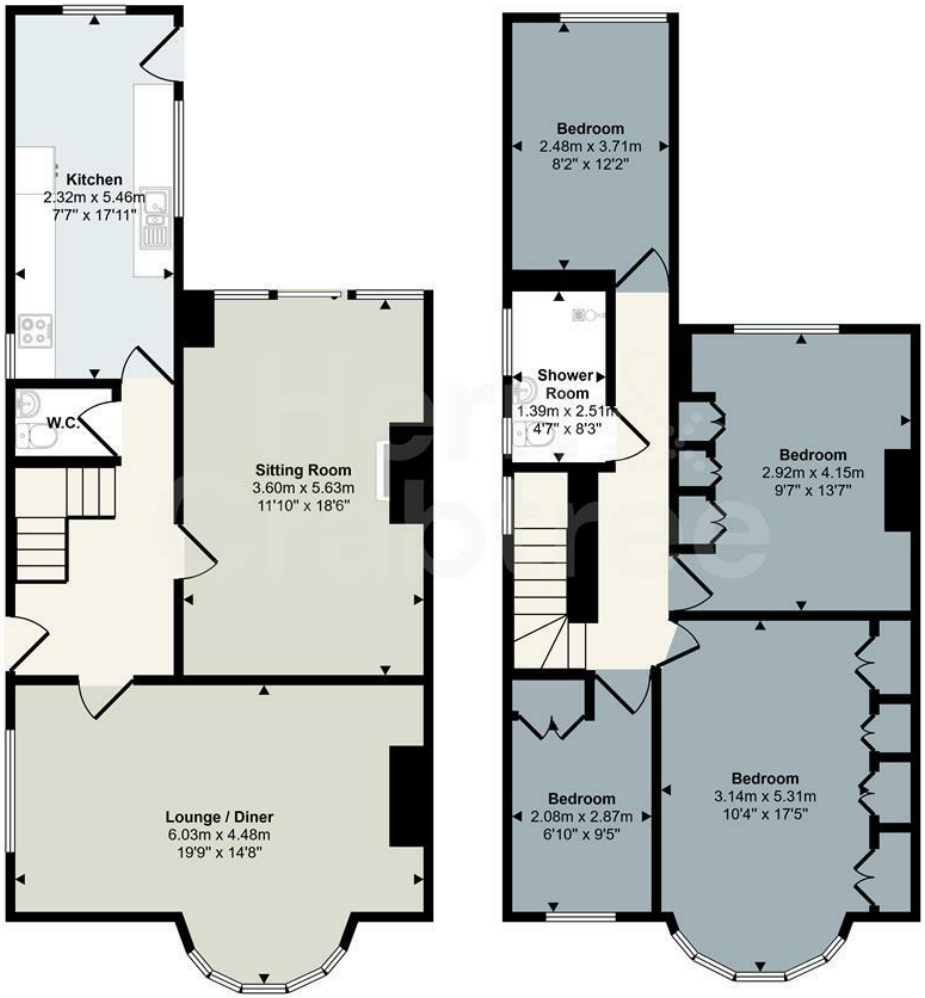






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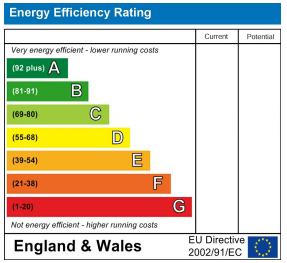
Approx Gross Internal Area
134 sq m / 1437 sq ft



Ground Floor
Approx 68 sq m / 730 sq ft

First Floor
Approx 66 sq m / 708 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.

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