

# Pencisely Road

LLANDAFF, CARDIFF, CF51DR

**OFFERS IN EXCESS OF £1,000,000**

**Hern &  
Crabtree**



# Pencisely Road

An impressive, extended, traditional semi-detached house placed on this highly desirable location of Pencisely Road in Llandaff. This superb home is a short walk to the historic Llandaff Village, Victoria Park and Llandaff Fields.

With just a stone's throw from Howells School and Llandaff Cathedral School this excellent home will certainly prove popular.

This well presented semi-detached house boasts plenty of period character features along with a spacious living that is set out over three stories. The accommodation briefly comprises: Entrance Hall, Lounge, Reception Room, Dining Room opening into a Sitting Room with bi-folding doors onto the rear garden, fitted Kitchen/Diner, a handy Utility Room and a Shower Room to the ground floor. To the first floor are Four good size Bedrooms with the Bedroom One having an En-Suite and a Shower Room. The loft has been perfectly converted to create a Master Suite with a Shower Room and a Walk In Storage Room. The property further benefits from a fantastic size, beautifully maintained rear garden as well as a single detached garage. There is also off street parking to the front.

Llandaff High Street can be found within a short walk offering local shops, cafés and independent shops. Llandaff boasts reputable independent schools and sought after English and Welsh state schools close by. There are city centre public transport links close by along with good M4 access via the A48.



# 2749.00 sq ft

## Entrance Hall

Entered via a composite door into the hallway. Coved ceiling. Radiator. Obscure double glazed window to the side. Stairs to the first floor.

## Living Room

Double glazed bay windows to the front. Coved ceiling and ceiling rose. Two radiators. Gas fireplace with marble surround and hearth. Lincrusta wall paper.

## Reception Room

Double glazed windows to the front. Coved ceiling. Radiator. Gas fireplace with marble surround and hearth.

## Dining Room

French doors into conservatory. Radiator. Panelled ceilings.

## Kitchen

Double glazed windows to the side. The kitchen is fitted with wall and base units with worksurfaces. Integrated oven and grill and four ring gas hob. integrated microwave. Stainless steel sink and drainer. Space for fridge. Integrated dishwasher. Coved ceiling. Tiled walls and laminate flooring. Radiator. Dado rail. kitchen leads to the conservatory.

## Sitting Room

Double glazed Bi fold doors to the rear. Double glazed sky light windows to the rear. Wooden flooring. Radiator.

## Inner Lobby

Pvc door. Radiator. Tiled flooring with underfloor heating.

## Shower Room

Double glazed obscure windows to the rear. Tiled walls and floor. Dual control heated towel rail. Walk in shower, wash hand basin and w/c.

## Utility

Obscure double glazed windows to the rear. Heated towel rail. Space and plumbing for a washing machine and tumble dryer. Storage cupboard. Tiled flooring.

## First Floor Landing

Dog leg staircase with wooden bannisters. Double glazed window to the side. Radiator. Two storage cupboards. Coved ceiling. Stairs to the second floor.

## Bedroom One

Double glazed bay window to the front. Radiator. Coved ceiling. Fitted wardrobe and dressing table. Door to En-suite.

## En-Suite

Obscure double glazed window to the side. Tiled walls and floor. Shower, W/c and wash hand basin. Heated towel rail.

## Bedroom Two

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

## Bedroom Three

Double glazed window to the rear. Radiator. Coved ceiling. Built in wardrobe and dresser.

## Bedroom Four

Double glazed window to the rear. Radiator. Coved ceiling. Built in wardrobe and dresser.

## Shower Room

Obscure double glazed window to the side. Tiled walls. Laminate flooring. Shower, w/c and wash hand basin. Dual control heated towel rail.

## SECOND FLOOR

Stairs from the first floor landing.

## Landing

Sky light window. Wooden banister. Two built in cupboards.

## Bedroom Five

Double glazed Sky light window to the rear. Radiator. Built in wardrobe and further built in storage to the eaves.

## Shower Room

Double glazed sky light window to the side. Corner shower, w/c and wash hand basin. Tiled walls and floor. Heated towel rail.

## Storage Room

Storage room with restricted head room. Central heating unit.

## OUTSIDE

### Rear Garden

Enclosed garden with low rise stone wall and wooden fencing. Paved patio area. Lawn with mature shrubs, rose bed and flower beds. Pear, Apple and Cherry Trees. Cold water tap. Gate to the side leading to the front.

### Driveway

Off street paved driveway for six cars. Flower bed. Low rise wall to the front and hedge and wall to the side. Access to the garage.

### Garage

Detached garage with up and over door to the front, power and light. Double glazed window.

### Additional Information

The vendors have advised us that the property will be sold to include the curtains, blinds and light fittings.

There is also a fully working burglar alarm system and smoke detectors.

There is both Sky and Virgin at the property.

### Tenure

We have Be advised by the vendor that the property is Freehold.

### Diclaimer

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.

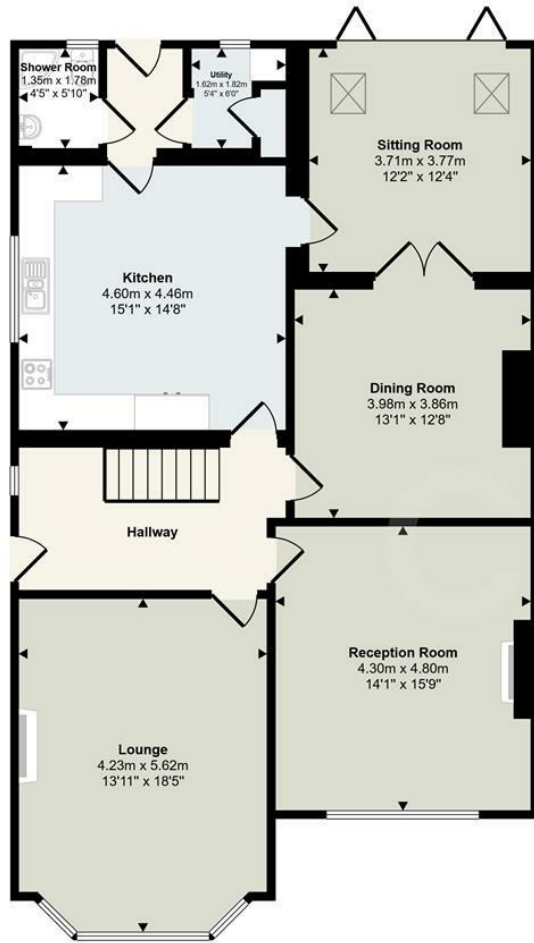
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.





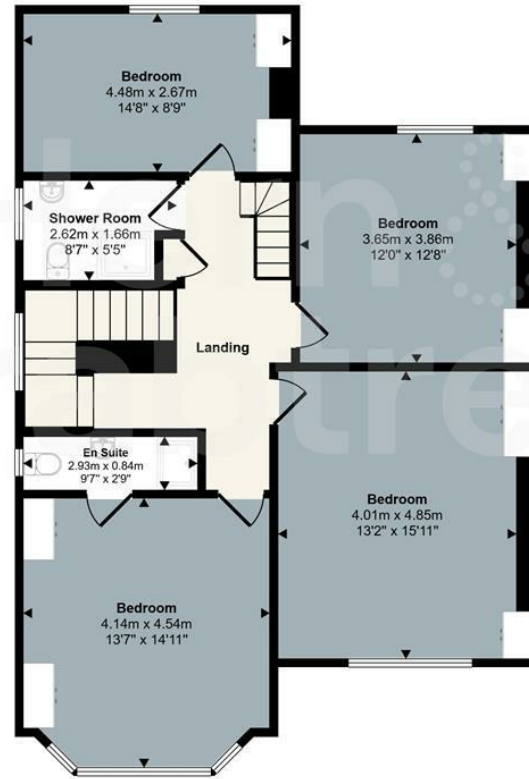


Approx Gross Internal Area  
255 sq m / 2749 sq ft



**Ground Floor**  
Approx 120 sq m / 1290 sq ft

Denotes head height below 1.5m



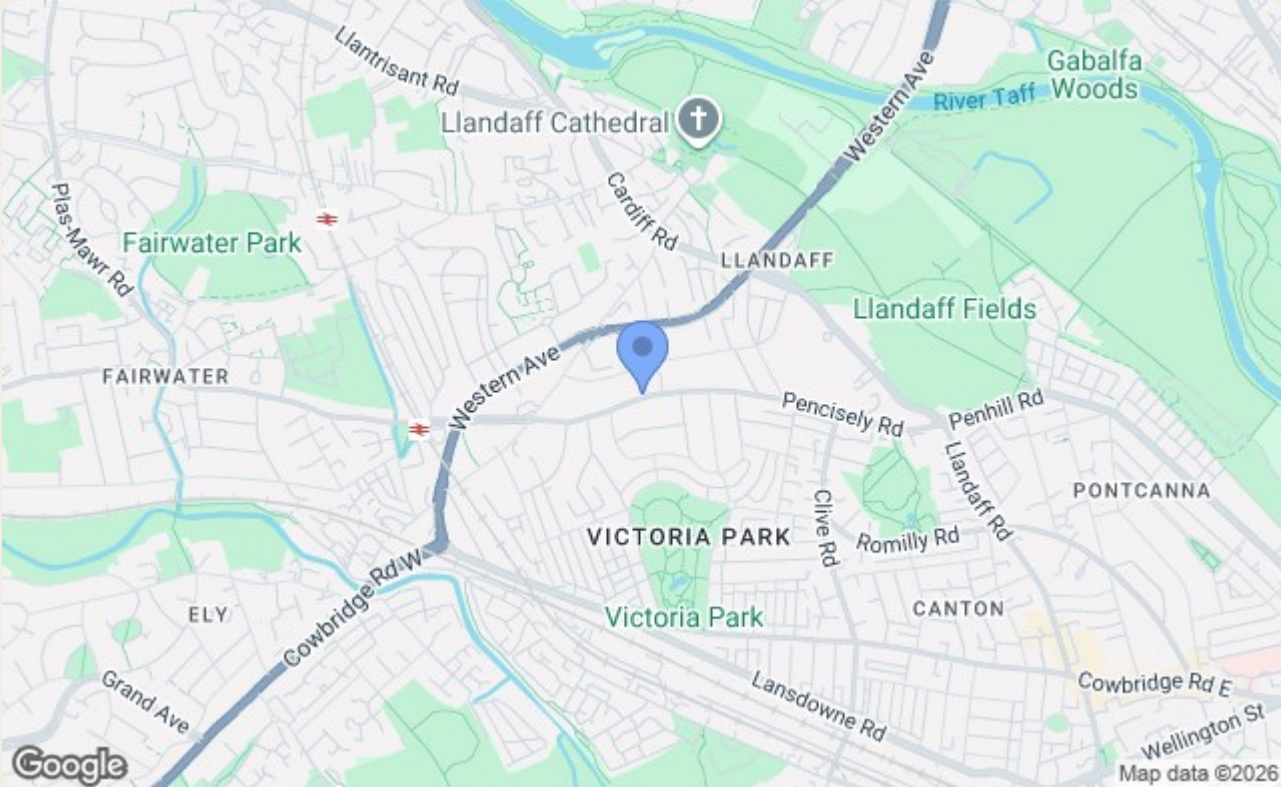
**First Floor**  
Approx 92 sq m / 988 sq ft



**Second Floor**  
Approx 44 sq m / 471 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	68	76
(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	

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