

Pencisely Crescent

LLANDAFF, CARDIFF, CF5 1DT

OFFERS IN EXCESS OF £725,000

**Hern &
Crabtree**



Pencisely Crescent

No onward chain. A rare opportunity to acquire this exceptional detached family home, beautifully extended and thoughtfully transformed to create a spacious and stylish family residence. Blending modern feel with traditional charm, this property offers the perfect setting for contemporary family living.

At the heart of the home is a stunning open-plan kitchen, dining, and family area, ideal for both everyday living and entertaining—complete with bi-folding doors that open seamlessly onto the rear garden. The ground floor also features a welcoming entrance hall, a separate living room and a practical utility area.

Upstairs, the property offers four well-proportioned bedrooms, along with a modern four-piece family bathroom, all presented in excellent condition and ready for immediate occupation.

Externally, the home benefits from off-street parking, a single garage, and a private, enclosed rear garden—perfect for families and outdoor enjoyment and a summer house.

Situated on the highly sought-after Pencisely Crescent, the property enjoys a prime location between Llandaff and Victoria Park. This desirable area offers excellent access to Cardiff city centre via regular public transport, along with a wide range of local amenities, independent shops, and popular restaurants in nearby Llandaff, Victoria Park, and Canton and within walking distance of Victoria Park, Thompsons Park and Llandaff fields. The property also falls within the catchment for well-regarded Welsh and English schools.

Early internal viewing is highly recommended to fully appreciate everything this outstanding home has to offer.



1994.00 sq ft

Entrance

Storm porch with light. Traditional wooden glazed door with stained glass windows into the entrance hall.

Hallway

Traditional stained glass porthole window. Stairs to the first floor. Wooden block flooring. Radiator, Coved ceiling. Doors to:

Cloakroom

W/c and wash hand basin. Radiator. Bamboo wood flooring. Part tiled walls.

Living Room

Double glazed bay window to the front with stained glass over and lead piped windows. Coved ceiling. Picture rail. Two radiators. Wood block flooring. Traditional working fireplace.

Open Plan Sitting Room/Kitchen/Diner

L shaped open plan sitting room, kitchen and diner. The sitting area offers traditional working fireplace. Coved ceiling. Radiator. Wood block flooring. Opening through to the kitchen diner.

Kitchen/Diner

Triple glazed Sun lantern roof. Triple glazed Bifold doors leading out to the rear garden. Additional double glazed windows to the rear and double glazed obscure window to the side. The kitchen is fitted with wall and base units with complimentary granite worktops. Five ring gas hob with cooker hood over. Double integrated Neff oven and microwave combination. Integrated fridge freezer and integrated Neff dishwasher. Stainless steel sink and drainer with a swan neck mixer tap. Central Island with breakfast bar. Drop pendant lights. Flooring tiled in Cappucino marble. Under floor heating in kitchen diner (gas/wet system). Door to utility room.

Utility Room

Obscure double glazed window to the side. Stainless steel sink and drainer. Selection of wall and base units with worktops. Concealed gas combi boiler. Space and plumbing for a washing machine. Space for further appliances. Radiator. Matching tiled floor.

FIRST FLOOR

Stairs from the entrance hall with wooden hand rail and spindles. Boxed banister.

Landing

Stained glass window to the side with a further double glazed window to the side. Matching banister. Coved ceiling and ceiling rose.

Bedroom One

Double glazed bay window to the front with stained glass windows and lead piped. Radiator. Floor to ceiling wardrobes into the alcoves.

Bedroom Two

Double glazed window to the rear. Radiator. Wash hand basin.

Bedroom Three

Double glazed window to the side and a half moon crescent stained glass window to the rear. Radiator.

Bedroom Four

Double glazed window to the front. Radiator. Loft access hatch.

Bathroom

Obscure double glazed window to the side. Bath with central mixer tap and shower mixer, w/c, wash hand basin and Separate double walk in shower with glass screen. Shaver point. Tiled walls and Travertine stone tiled flooring, Extractor fan.

OUTSIDE

Front

Driveway with double wrought iron gates. Mature shrubs, trees and flower borders. Additional pedestrian gate with foot path. The driveway offers secondary double gates leading to the rear and into the rear garden and garage. Cold water tap to the side.

Rear Garden

Enclosed rear garden with paved patio and raised rockery and pond. Gate leading out to the front. Lawn and path. Further flowers, trees and shrubs. Power points. Large detached timber built summer house with double glazed French doors, power and light. Detached garage

Detached Garage

Detached single garage with a double glazed door and window. Roller shutter door. Power and light.

Tenure/Additional Information

We have been advised by the seller that the property is freehold.

Epc

Council Tax -

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.







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	65	70
		EU Directive 2002/91/EC

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.



Hern & Crabtree

02920 555 198

llandaff@hern-crabtree.co.uk

hern-crabtree.co.uk

8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ



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