Pencisely Road

LLANDAFF, CARDIFF, CF5 1DP

GUIDE PRICE £830,000

Hern & Crabtree



Pencisely Road

No chain. An impressive and substantial five-bedroom detached family home, occupying a desirable position on Pencisely Road in the highly sought-after area of Llandaff. Ideally located within comfortable walking distance of the historic Llandaff Village, Insole Court shops, popular local parks and a selection of highly regarded schools, this exceptional property offers spacious and versatile accommodation, perfectly suited to modern family living.

Extending to over 2,600 sq. ft. and arranged over three floors, the property offers generous living space throughout. The accommodation briefly comprises an inviting entrance hall, cloakroom, home office, lounge, extended sitting room, and an impressive open-plan kitchen/dining room, complemented by a separate utility room.

To the first floor are four well-proportioned bedrooms, including one with an en-suite shower room, together with a family bathroom. A further staircase leads to the second floor, where an impressive and generously sized principal bedroom benefits from its own en-suite shower room.

Externally, the property boasts a fantastic-sized rear garden, providing an excellent space for outdoor entertaining and family enjoyment. To the front, there is ample off-road parking alongside a single garage.

Pencisely Road is ideally positioned for enjoying everything Llandaff has to offer, with its historic village atmosphere, independent shops, cafés and restaurants all within easy reach. The ever-popular Victoria Park is also nearby, while an excellent selection of both Welsh- and English-medium primary and secondary schools are conveniently located, including The Cathedral School and Howell's School, Llandaff.











Approx 2665.00 sq ft

Council Tax Band: G

Entrance Hall
Entered via a composite front door, stairs to the first floor with understairs storage, plate rack, radiator.

Cloakroom
Obscure window to the side, w.c and wash hand basin, gas boiler, radiator, wood flooring.

Office
10' x 8'
Double glazed window to the front, radiator, parquet floor.

Family Room
36' x 11'10
Double glazed window to the front, radiator, gas fireplace with surround, parquet flooring.

Lounge
25'10 max x 11'11 max
Double glazed sliding patio doors to the rear, obscure window to the side, two radiators, wooden flooring.

Kitchen/Diner
13'1 x 22' max
Double glazed window to the side, double glazed French doors and door to utility room, radiator, wall and base units with worktop over, stainless steel sink and drainer, five ring hob, cooker hood above and double oven and grill, integrated dishwasher, space for a fridge/freezer, parqet flooring within the kitchen area, tiled floor to dining.

Utility Room
Windows and double glazed door to the rear, plumbing for a washing machine, base units, radiator, tiled floor.

First Floor Landing
Stairs rise up from the entrance hall, double obscure glazed window to the side, radiator, airing cupboard with hot water cylinder, stairs to the second floor.

Bedroom One
19' max x 12'1 max
Double glazed sliding door to rear, radiator, skylight window, door to en suite.

En Suite
Double obscure glazed window, walk in style shower, w.c and wash hand basin, radiator, heated towel rail, double glazed skylight window.

Bedroom Two
14'6 max x 18'7 max
Double glazed window to the side and rear, radiator, wash hand basin and corner shower cubicle.

Bedroom Three
13'7 x 11'10
Double glazed window to the front, radiator.

Bedroom Four
8'1 x 14'5 max
Double glazed window to the front, radiator, wood floor.

Bathroom
Double obscure glazed window to the rear, bath, shower quadrant, wash hand basin, radiator, tiled walls,

W.C
Obscure window to the side, w.c.

Second Floor
Stairs rise up from the first floor landing with a dog leg staircase, double obscure glazed window to the side, radiator.

Bedroom Five
19'11 max x 13' max
Double glazed sliding door to the rear, skylight windows, two radiators, eaves storage, wood flooring, door to en suite. Please note floor to ceiling height is 7'8 at the highest point.

En Suite
Double glazed skylight window, bath with central mixer, shower, w.c and wash hand basin, shaver point, heated towel rail.

Rear Garden
A generous size garden, paved patio, lalwn area, mature flowers, shrubs and trees, timber framed storage shed, cold water tap, outside light, gate to side leads to the front.

Garage
A detached garage

Front
Off street parking for several vehicles, mature trees, shrubs, gate and side access.

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











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Approx Gross Internal Area
248 sq m / 2665 sq ft

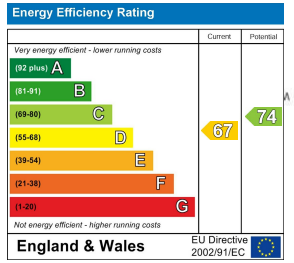


Ground Floor
Approx 98 sq m / 1052 sq ft

First Floor
Approx 93 sq m / 1002 sq ft

Second Floor
Approx 57 sq m / 611 sq ft

Denotes head height below 1.5m



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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