

Pencisely Road

LLANDAFF, CARDIFF, CF5 1DP

GUIDE PRICE £875,000

**Hern &
Crabtree**



Pencisely Road

A beautifully appointed and generously proportioned detached home, set on this prestigious street of Pencisely Road in Llandaff.

This exceptional property enjoys an enviable location, just a short stroll from the charm and character of Llandaff Village, as well as the picturesque surroundings of Victoria Park and Llandaff Fields. Ideally suited to families, it also lies within close proximity to the highly regarded Howells School and Llandaff Cathedral School.

Offering both space and versatility, the accommodation is thoughtfully arranged throughout. The ground floor features a welcoming entrance hall, a spacious lounge, and a well-appointed kitchen that opens into the dining area. This, in turn, flows into an impressive sitting room with two sets of French doors, creating a bright and airy space that connects seamlessly with the rear garden, perfect for entertaining or everyday family living. A practical utility room and cloakroom complete the ground floor.

Upstairs, there are four spacious bedrooms, including an en-suite to bedroom one facilities, along with a modern fitted family bathroom.

Outside, the property continues to impress with a substantial and beautifully landscaped, flat rear garden, complete with a wonderful summer house. To the front, there is off-road parking for multiple vehicles, in addition to an integral single garage.

Llandaff High Street is within easy walking distance, offering a variety of independent shops, cafés, and local amenities. The area is renowned for its excellent schooling options and benefits from convenient transport links to the city centre, as well as swift access to the M4 via the A48.



Approx 2194.00 sq ft

Storm Porch

Entered via a wooden front door with stained glass inset and matching double glazed stained glass window to the front aspect, creating an attractive first impression and shelter from the elements.

Entrance Hall

A welcoming entrance hall with stairs rising to the first floor with wooden handrail and spindles. Wood parquet flooring runs underfoot and there is a radiator concealed behind a decorative radiator cover. Doors lead to the living room, kitchen and integral garage.

Living Room

Double glazed window to the front aspect, coved ceiling and a series of spotlights. Wood parquet flooring continues and there is a radiator concealed behind a radiator cover, creating a comfortable reception room to the front of the house.

Kitchen

Fitted with a selection of wall and base units with complementary quartz worktops and matching quartz splashbacks. There is space for a gas range cooker with stainless steel splashback and Rangemaster cooker hood over, ceramic one and a half bowl sink with swan neck mixer tap, under unit lighting, space for a full length dishwasher and an American style fridge freezer. Tiled flooring runs throughout. A large opening connects the kitchen to the sitting room allowing natural light to flow through the space. Doors lead to the utility room and dining room.

Utility Room

Fitted with additional work surfaces, wall and base storage units, stainless steel sink and drainer, plumbing for washing machine and space for tumble dryer. Double glazed door and window to the rear garden, tiled flooring and radiator. Doors lead to the pantry and cloakroom.

Pantry

Useful storage space with shelving and lighting.

Cloakroom

Comprising WC with double glazed obscure window to the side, tongue and groove panelling and tiled flooring.

Dining Room

Accessed from the kitchen, featuring a circular porthole style window to the side and an opening through to the sitting room. Part of the extension with spotlights, coved ceiling, wood parquet flooring and radiator concealed behind a radiator cover.

Sitting Room

Forming part of the rear extension running across the back of the property. A bright and spacious reception room with three double glazed skylights, two sets of double glazed French doors with windows either side leading out to the rear garden, and an additional double glazed window to the side. Wood flooring and two radiators.

First Floor Landing

Double glazed window to the front, loft access hatch and airing cupboard housing radiator, electric board and linen shelving.

Bedroom One

Double glazed window to the rear aspect, vertical radiator and door leading to the en suite.

En Suite

Comprising walk in shower with glass screen and dual shower heads, wash hand basin set within vanity unit, WC, heated towel rail, tiled walls and tiled floor, spotlights and extractor fan. Double glazed obscure window to the rear.

Bedroom Two

Double glazed window to the front and radiator.

Bedroom Three

Double glazed window to the rear, radiator and spotlights.

Bedroom Four

Double glazed windows to the front and side and radiator.

Family Bathroom

Fitted with a bath with central mixer tap and raindrop shower over with additional shower attachment and glass screen, wall hung wash hand basin with vanity storage, WC, heated towel rail, fully tiled walls and tiled floor, spotlights and extractor fan. Double glazed obscure window to the side.

Garage

Integral single garage with barn style doors to the front, power and light, double glazed obscure window to the side and housing the gas combination boiler. Internal door from the entrance hall.

Front Garden and Driveway

Block paved driveway providing off street parking for several vehicles with traditional stone wall to the front, flower borders and timber fencing. Double wooden gates provide side access to the rear garden. EV charging point installed.

Rear Garden

A good size landscaped rear garden with patio area close to the house leading to lawn with mature shrubs, trees and flower borders. To the rear is a further patio area and a summer house with covered awning seating area, power and light, ideal for a home office, studio or entertaining space. There is also a purpose built brick pizza oven, outside lighting, outside tap and twin side access to the front.

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

Council Tax Band: G

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.

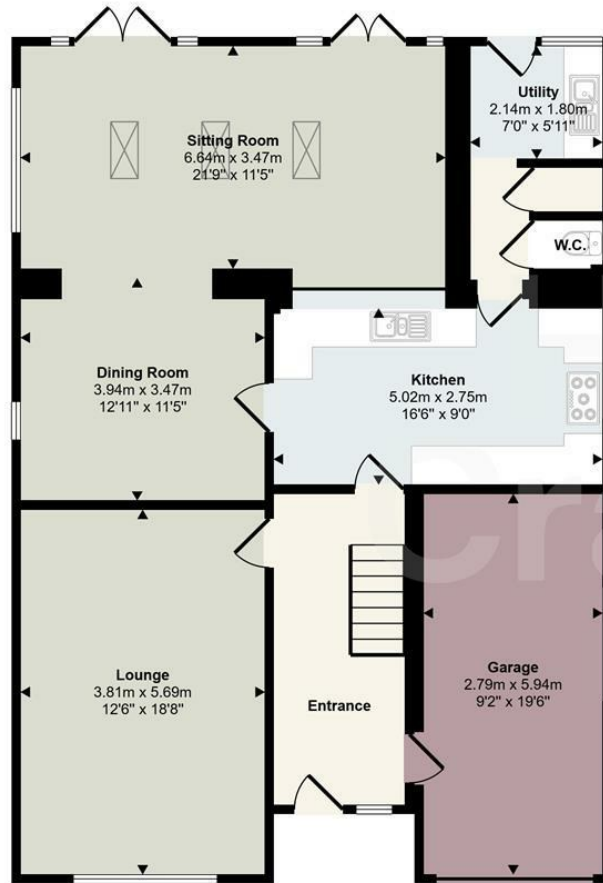
Additional Information

Epc -

Council Tax -







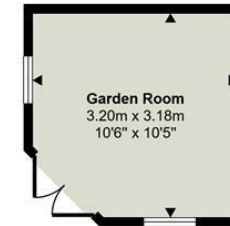
Ground Floor
Approx 116 sq m / 1246 sq ft

Denotes head height below 1.5m

Approx Gross Internal Area
204 sq m / 2194 sq ft



First Floor
Approx 79 sq m / 845 sq ft



Garden Room
Approx 10 sq m / 103 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	70	75
(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.



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