



£800,000 Freehold

Pencisely Road | Cardiff | CF5 1DP

Hern &  
Crabtree



No Chain. An impressive and substantial five bedroom detached house, set back on this highly desirable location of Pencisely Road in Llandaff. This superb home is a short walk to the historic Llandaff village, Insole Shops as well sought-after schools and parks.

Boasting over 2,500 sqft and Set over three storeys, the accommodation briefly comprises: Entrance Hall, Cloakroom, Home Office, Lounge, Extended Sitting Room, an Open Plan Kitchen/Diner and Utility Room to the first floor. To the first floor are Four Good Size Bedrooms with an En-Suite and family Bathroom. Furthermore, there are stairs rising to a generous size Master Bedroom with an En-Suite. Outside there is a fantastic size rear garden, a single garage and ample off street parking to the front.

Pencisely Road is situated within walking distance of Llandaff Village and the Insole Shops as well as the ever so popular Victoria Park. The Cathedral School and Howell's School Llandaff are perfectly positioned close by including an array of welsh and english medium primary and secondary schools. Internal viewings are highly recommended!



### Entrance Hall

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

### Cloakroom

Obscure window to the side, w.c and wash hand basin, gas boiler, radiator, part wood and part tiled floor.

### 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, part parquet flooring and part carpet.

### 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, lawn 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.

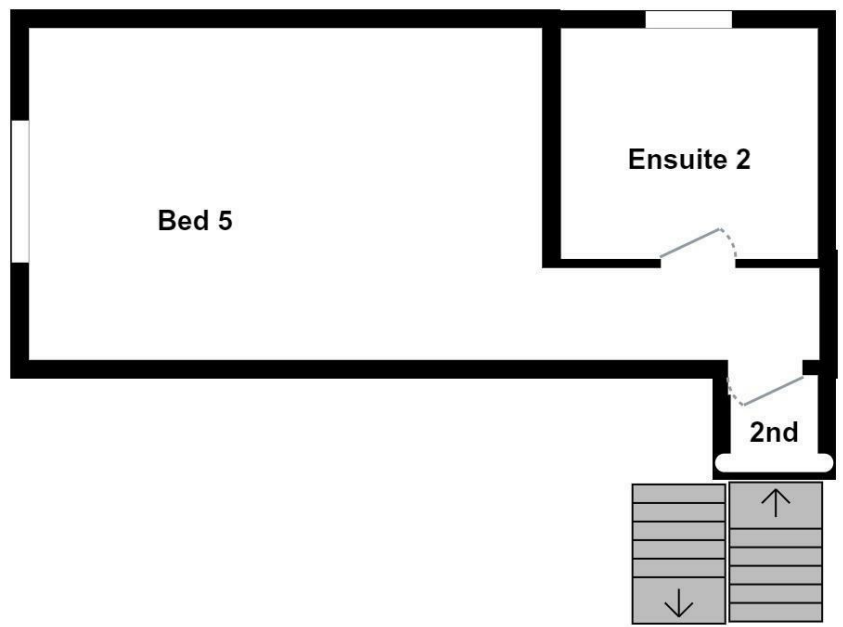
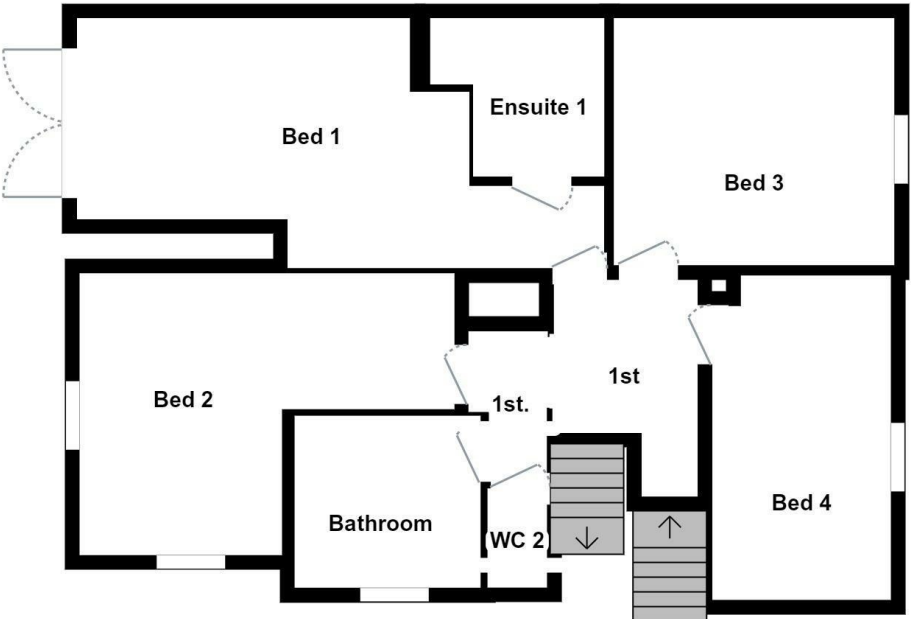
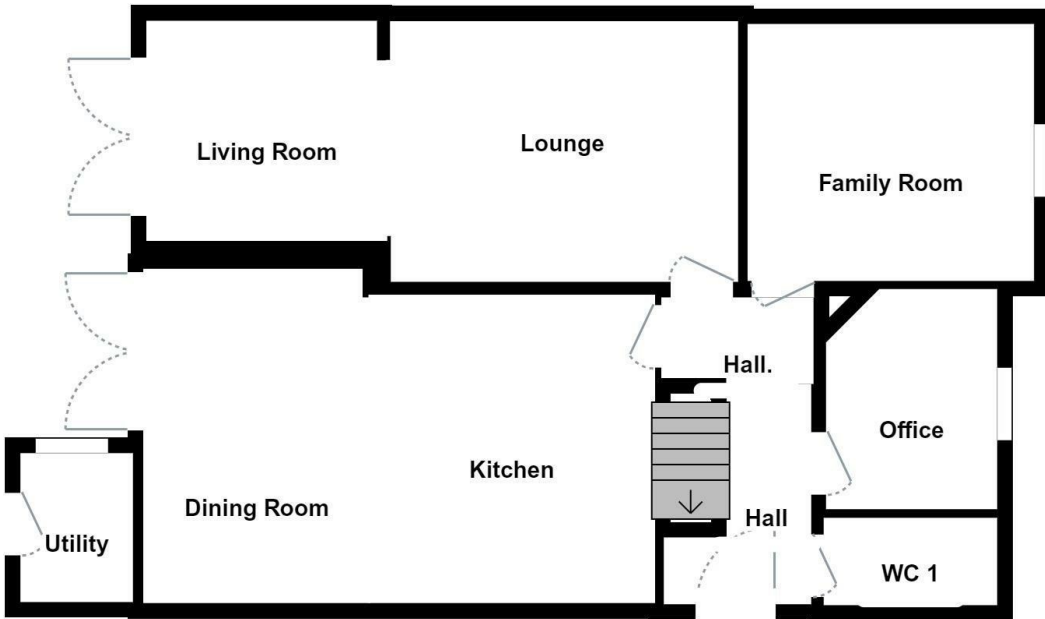
### Tenure and additional information



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







IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) <b>A</b>                          |  |         |           |
| (81-91) <b>B</b>                            |  |         |           |
| (69-80) <b>C</b>                            |  |         |           |
| (55-68) <b>D</b>                            |  |         |           |
| (39-54) <b>E</b>                            |  |         |           |
| (21-38) <b>F</b>                            |  |         |           |
| (1-20) <b>G</b>                             |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
|                                             |  | 67      | 74        |

England & Wales

EU Directive 2002/91/EC





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