

Energy Efficiency Rating	
Current	Potential
58	75
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 EU Directive 2002/91/EC England & Wales	

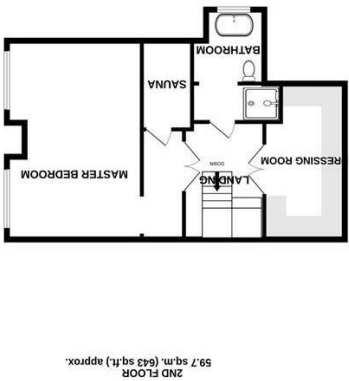
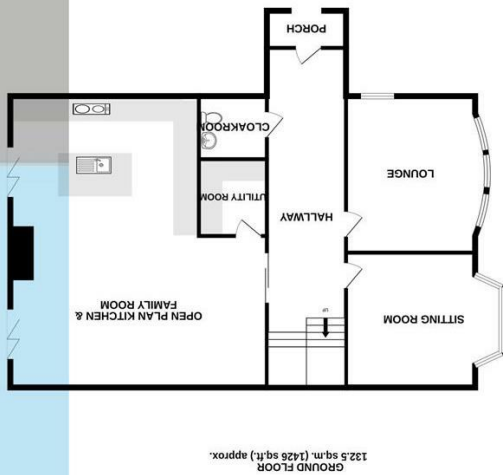
THOMAS H WOOD

TOTAL FLOOR AREA : 323.8 sq.m. (3486 sq.ft.) approx.

1ST FLOOR
131.6 sq.m. (1416 sq.ft.) approx.

2ND FLOOR
59.7 sq.m. (643 sq.ft.) approx.

Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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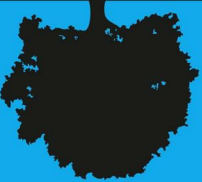
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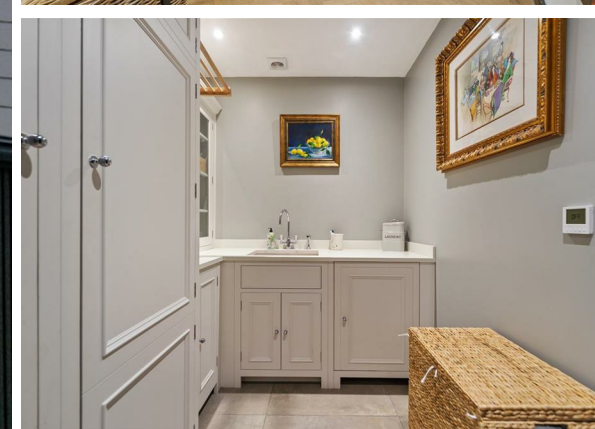
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CONTACT

THOMAS H WOOD





121 Pencisely Road,
Llandaff, Cardiff
CF5 1DL

Asking Price £1,450,000
House - Detached
4 Bedrooms

Tenure - Freehold

Floor Area - 3486.00 sq ft

Current EPC Rating - D58

Potential EPC Rating - C75

A truly magnificent, four double bedroom family residence, finished to the highest standards and spanning over 3000sq ft. This stunning property proudly sits on Penciselly Road and is ideally located to Llandaff Village, Pontcanna and Victoria Park amenities, and the highly regarded Howells and the Cathedral School. The property is entered from a covered storm porch with a contemporary front door that opens to the hall. The hall has stairs off that rise to the first floor and gives access to the cloakroom, two bay-fronted reception rooms, used as a study and sitting room respectively, and the focal point of the home, a stunning open-plan kitchen and dining sitting room. This fantastic centrepiece has a log burner inset into a beautiful stone-clad chimney breast that is flanked by patio doors to each side with stunning picture windows above that extend in height to the second floor. A centre island with a breakfast bar and white marble tops that match a sublime fitted kitchen, with an additional utility room off, and plenty of space for relaxing in the open plan sitting area. The first floor houses three double bedrooms, a luxurious large bathroom with roll-top bath, separate shower, plus two en-suite shower rooms. The second floor comprises a lavish master suite that houses a walk-in wardrobe, a sauna, a four-piece boutique-style bathroom, and the breathtaking master bedroom. The master bedroom is an exquisitely indulgent bedroom with full-height picture windows that flank a log burner inset into a tile chimney breast. This prime property has ample parking for several vehicles to the front, accessed via a front gate and enclosed by a newly constructed attractive low-level stone wall. The rear garden has a southerly aspect, is perfectly positioned for the sun, and is a wonderful space for entertaining. The garden is fully landscaped with a gazebo, a hot tub, and served by a stunning kitchen/BBQ diner inspired by the South African "braai", and enclosed and roofed so t

GROUND FLOOR

ENTRANCE HALL

Enter through a powder-coated aluminum door into a hall with parquet wood flooring and stairs leading to the first floor.

LOUNGE

4.75m x 3.91m (15'7" x 12'9")

Features double-glazed windows with shutters, fitted bookshelves, storage, and wood parquet flooring.

CLOAKROOM

2.03m x 1.65m (6'7" x 5'4")

Includes a double obscure glazed window with shutter, WC, stone wash hand basin, and part-tiled walls and floor.

SITTING ROOM

4.09m x 3.91m (13'5" x 12'9")

Contains a double-glazed bay window with fitted shutters and wood parquet flooring.

KITCHEN & FAMILY ROOM

8.84m x 7.77m (29'0" x 25'5")

This L-shaped room with vaulted ceiling includes double glazed windows, sliding patio doors, a central chimney breast with an inset Contura wood-burning stove, and a Neptune range kitchen. The kitchen features twin Belfast sinks, an Everhot Aga-style cooker, integrated appliances, and a large open-plan sitting area.

UTILITY ROOM

2.46m x 2.03m (8'0" x 6'7")

Fitted with wall and base units, sink and drainer, laundry cupboard, and porcelain tiled floor.

FIRST FLOOR

BEDROOM TWO

4.75m x 3.18m (15'7" x 10'5")

Double glazed windows with shutters, radiator, fitted wardrobe, oak wood floor.

ENSUITE

2.26m x 1.65m (7'4" x 5'4")

With shower, WC, vanity cupboard, and heated towel rail.

BEDROOM THREE

4.11m x 3.76m (13'5" x 12'4")

Features double glazed windows, radiator, fitted furniture, oak wood flooring.

ENSUITE

2.26m x 1.93m (7'4" x 6'3")

With shower, WC, vanity wash hand basin, and heated towel rail.

BEDROOM FOUR

4.70m x 3.76m (15'5" x 12'4")

Includes double glazed windows with shutters, radiator, fitted wardrobes, and oak wood flooring.

FAMILY BATHROOM

4.09m x 3.91m (13'5" x 12'9")

Contains a roll-top bathtub, shower quadrant, wash hand basin, vanity unit, heated towel rail, and tiled floor.

SECOND FLOOR

BEDROOM ONE

6.45m x 5.97m (21'1" x 19'7")

Features double-glazed window, skylight windows, radiators, a Contura wood-burning stove, and oak wood flooring.

BATHROOM

5.13m x 2.24m (16'9" x 7'4")

Includes a roll-top bath, shower quadrant, WC, twin wash basins, heated towel rail, and part-tiled walls and floor.

DRESSING ROOM

5.113m x 2.24m (16'9" x 7'4")

With hanging rail and shelving.

SAUNA

A Swedish sauna.

ADDITIONAL AMENITIES

ENTERTAINING/BARBECUE ROOM

5.89m x 3.63m (19'3" x 11'10")

Equipped with wall and base units, fridge, sink, electric radiator, bi-fold doors, and an integrated barbecue oven.

GYM

2.79m x 5.79m (9'1" x 18'11")

Tiled floor with double obscure glazed window.

HOME OFFICE/PLAYROOM

4.80m x 2.79m (15'8" x 9'1")

Features a double obscure glazed window and door.

OUTSIDE

REAR GARDEN

Includes a double metal gazebo, space for a hot tub, paved patio, retaining walls, irrigation system, and Astroturf lawn.

SIDE GARDEN

Stone paving with mature shrubs and flower borders.

FRONT GARDEN

Large block-paved driveway with electric gates, rendered wall, and fencing, plus outside power points.

This prime property offers ample parking, lush landscaped gardens, and multiple luxurious amenities for a sophisticated living experience.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band G



