

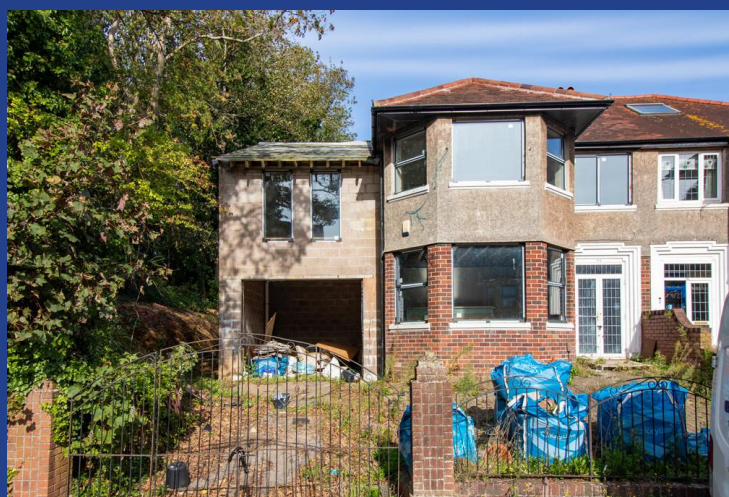
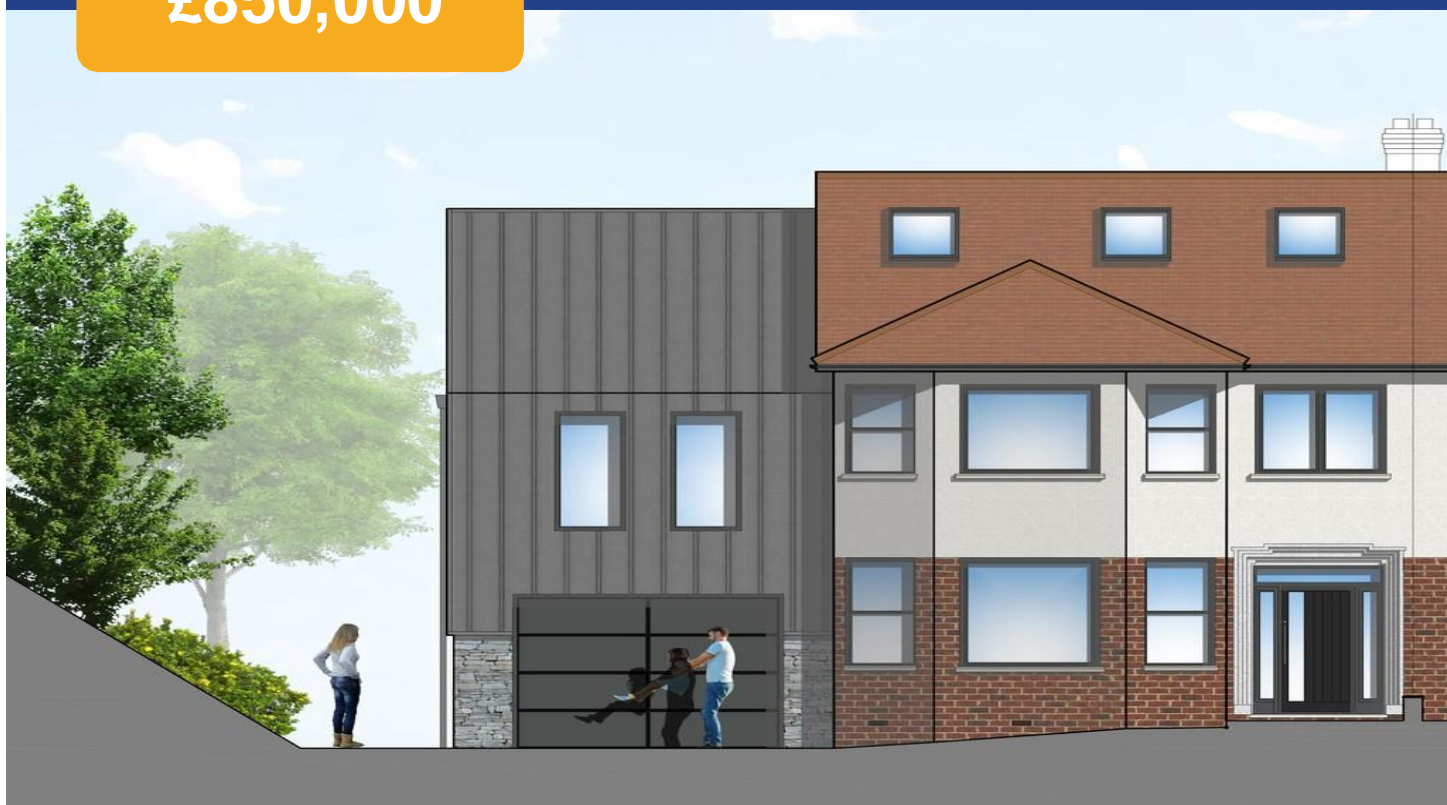
Pencisely Road,  
Llandaff,  
Cardiff, CF5 1DG



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£850,000**



Semi Detached House

5

3

5

2

# Property Description

FIVE BEDROOM, SEMI-DETACHED HOUSE IN NEED OF REFURBISHMENT IN LLANDAFF\* MGY are delighted to bring to market this five double bedroom, semi-detached house on the much-favoured Pencisely Road recently referred to as 'Cardiff's new millionaires' row'. The property offers incredible opportunity to put your own stamp on with architectural CGI images portraying the potential living space. The current owners have followed these plans to loosely create the floorplan shown. \*CASH BUYERS ONLY\*

- Ground floor: - 1,451 sq ft
- First floor: - 1,184 sq ft
- Second floor: - 388 sq ft
- Total GIA: - 3,023 sq ft
- Plus roof terrace: - 267 sq ft
- Total inc. roof terrace:- 3,290 sq ft

Tenure Freehold

Council Tax Band G

Floor Area Approx 3,290 sq ft

Viewing Arrangements  
Strictly by appointment



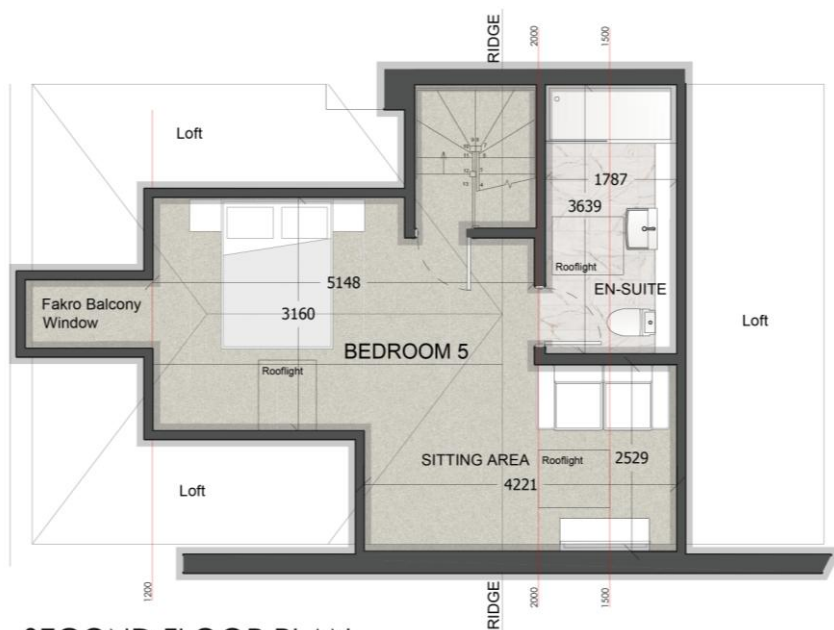
GROUND FLOOR PLAN

# Pencisely Road

Llandaff, Cardiff, CF5 1DG



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	7.3	8.3
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

Pontcanna 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



mgyc.co.uk

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