

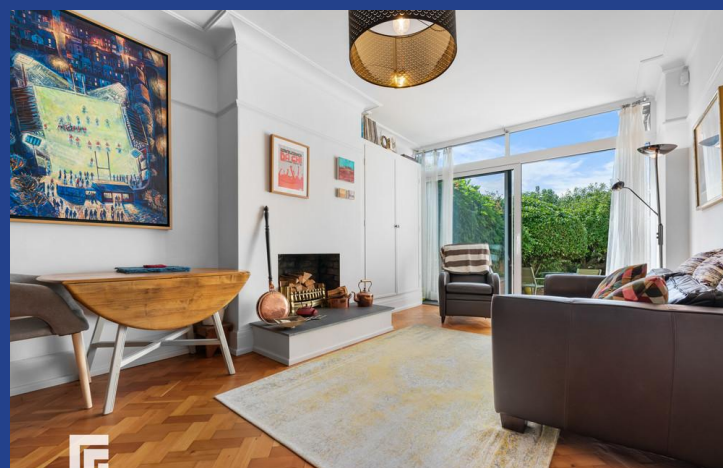
# Pencisely Crescent, Llandaff, Cardiff, CF5 1DS



Estate Agents and  
Chartered Surveyors

Offers in Excess Of

**£635,000**



Semi Detached House

3

1

2

2

# Property Description

**\*BEAUTIFULLY PRESENTED SEMI DETACHED FAMILY HOME\*** MGY are delighted to bring to market this impressive bay fronted, three bedroom, semi-detached house situated in the highly sought after area of Llandaff. The accommodation briefly comprises entrance hallway, lounge, dining room, kitchen, downstairs WC, three bedrooms, bathroom and separate WC. The property further benefits from retaining some beautiful original features yet has been modernised throughout to make the perfect family home. Additionally, there is gas central heating and double glazing throughout. \*Viewing highly recommended\*

**Tenure Freehold**

**Council Tax Band G**

**Floor Area Approx 753 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## ENTRANCE HALL

Entered via front door to side aspect leading from private driveway. Parquet flooring. Pendant light fitting. Power points. Radiator. Doors to lounge, dining room and kitchen, WC and storage cupboards. Stairs rising to first floor.

## LOUNGE

18' 4" x 15' 1" (5.59m x 4.60m)

Double glazed bay window to front with additional window to side aspect. Carpet floor. Spotlights to ceiling. Two alcoves with built in storage. Inset gas fire. Picture rail. TV and Telephone point. Power points. Radiator.

## DINING ROOM

18' 4" x 11' 1" (5.61m x 3.40m)

Herringbone flooring. Pendant light fitting. Picture rail. Two alcoves - one with built in storage. Power points. Radiator. Double glazed sliding patio doors leading to rear garden.

## KITCHEN

18' 7" x 8' 8" (5.68m x 2.65m)

Laminate flooring. Range of wall, base and drawer units with worktops over incorporating inset sink with drainer and hot and cold tap over. Integrated microwave and oven. Space for appliances such as fridge/freezer, washing machine and dishwasher. Free standing gas hob with storage beneath and extractor fan above. Two double glazed windows to side aspect. Radiator. Spotlights. Double glazed French doors leading to rear garden. Power points.

## DOWNSTAIRS WC

Continuation of Parquet flooring. Pendant light fitting. WC. Wall mounted wash hand basin with hot and cold tap over. Tiled splashback.

## FIRST FLOOR

Split level landing. Carpet to floor. Pendant lighting. Original large obscure feature window to side aspect. Loft hatch. Doors to three bedrooms, bathroom and WC.

## MASTER BEDROOM

18' 4" x 12' 2" (5.59m x 3.72m)

Carpet to floor. Double glazed bay window to front aspect. Pendant light fitting. Two alcoves - one with built wardrobes. Radiator. Power points.

# Pencisely Crescent, Llandaff, Cardiff, CF5 1DS

## BEDROOM TWO

13' 6" x 11' 5" (4.12m x 3.48m)

Carpet to floor. Pendant light fitting. Picture rail.  
Two alcoves. Double glazed window to rear aspect.  
Power points. Radiator.

## BEDROOM THREE

13' 8" x 6' 11" (4.18m x 2.11m)

Partially carpeted flooring, partially laminate  
flooring. Pendant lighting. Picture rail. Radiator.  
Feature window to front aspect. Power points.

## BATHROOM

7' 11" x 5' 5" (2.42m x 1.67m)

Laminate flooring. Tiled walls. Tiled bath with hot  
and cold tap over, and mains powered shower with  
handheld attachment above. Wall mounted wash  
hand basin with mixer tap over. Chrome heated  
towel rail. Double glazed obscure window to side  
aspect with additional feature window. Spotlights.  
Extractor fan. Built in storage.

## WC

5' 5" x 2' 8" (1.66m x 0.82m)

Laminate flooring. Partially obscured double glazed  
window to side aspect. WC. Pendant light fitting.

## OUTSIDE

Front - Shingled driveway. Access to garage via  
roller shutter door. Access to rear garden via side  
gate.

Rear - Steps down to decking. Wall border. Gate  
providing side access. Outside tap. Lawn area.  
Door to:-

Garage (5.97m x 2.83m) accessed through electric  
roller shutter door from private driveway and  
through rear garden.

## TENURE

MGY are advised that the property is FREEHOLD.

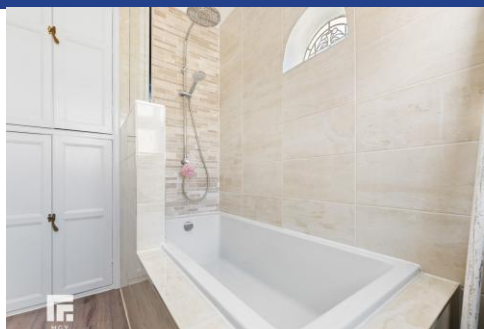


Pencisely Crescent,  
Llandaff, Cardiff, CF5 1DS





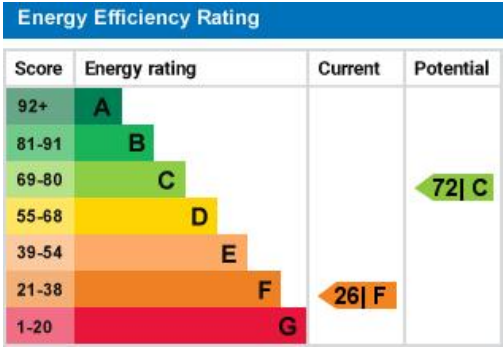
Pencisely Crescent,  
Llandaff, Cardiff, CF5 1DS



# Pencisely Crescent, Llandaff, Cardiff, CF5 1DS



Whilst 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.  
Made with Metropix ©2024



**Pontcanna** 02920 397152  
95 Pontcanna Street, Pontcanna, Cardiff, South  
Glamorgan, CF11 9HS



**mgy.co.uk**

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.