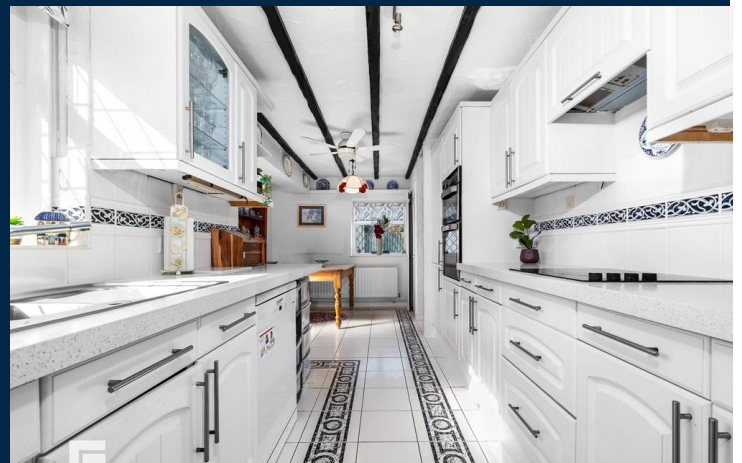




PENCISELY AVENUE
LLANDAFF
CARDIFF CF5 1DZ

OFFERS IN EXCESS OF
£600,000



SEMI-DETACHED HOUSE



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****BEAUTIFULLY PRESENTED SEMI DETACHED FAMILY HOME* *NO CHAIN****
MGY are delighted to bring to market this impressive bay fronted, four bedroom, semi-detached house situated in the highly sought after area of Llandaff. The accommodation briefly comprises entrance hallway, lounge, sitting/dining room, kitchen. To the first floor there are two bedrooms, master with en-suite and bathroom, to the second floor there are two additional bedrooms and a shower room. The property further benefits from retaining some beautiful original features which make the perfect family home. Additionally, there is gas central heating with new Worcester boiler, separate garage and double glazing throughout *Viewing highly recommended*

PORCH

Entered via front door to side aspect leading from private driveway, with block paving and lawn area.

ENTRANCE HALL

Carpeted flooring. Pendant light fitting. Dado rail and coving to ceiling. Radiator. Doors to lounge, sitting/dining room and kitchen. Stairs rising to first floor.

LOUNGE

19' 6" x 11' 3" (5.96m x 3.43m)

Double glazed bay window to front with additional window to side. Carpeted flooring. Pendant lights to ceiling. Two alcoves with built in storage. Inset gas fire with mantle surround. Brick built bar area. Dado rail and coving to ceiling. TV and Telephone point. Radiator.

SITTING/DINING ROOM

30' 9" x 21' 9" (9.39m x 6.64m)

Excellent sized room, with space for lounge and dining. Carpeted flooring. Pendant light fitting. Dado rail and coving to ceiling. Alcoves with gas fire and mantle surround. Radiator. Double glazed patio doors leading to rear garden.

KITCHEN

20' 9" x 11' 4" (6.33m x 3.46m)

Range of wall, base and drawer units with worktops over incorporating inset stainless steel double sink with drainer and mixer tap over. Integrated grill and oven. Space for appliances such as fridge/freezer, washing machine and dishwasher. Four ring electric hob, with extractor over. Double glazed windows to side and rear aspect. Patio door leading to rear garden. Pendant lighting and beams to ceiling. Radiator.

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1,745 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

FIRST FLOOR

FIRST FLOOR LANDING

Split level landing. Carpeted flooring. Pendant lighting. Original large obscure feature window to side aspect. Doors to two bedrooms and bathroom.

MASTER BEDROOM

14' 8" x 12' 7" (4.48m x 3.85m)

Double glazed bay window to front aspect. Double bedroom. Carpeted flooring. Pendant light fitting and spotlights. Built in wardrobes across two walls. Radiator. Door to:

ENSUITE

11' 6" x 6' 11" (3.53m x 2.11m)

Double glazed window to front aspect. Fully tiled walls and flooring. Panelled corner bath with hot and cold tap over, with handheld attachment above. Wall mounted vanity with two inset wash hand basins with mixer tap over with fitted cupboards above and below. Corner shower cubicle with mains shower. Wall mounted mirror over with fixed side lighting. WC. Spotlights. Extractor fan. Built in storage.

BEDROOM TWO

13' 2" x 12' 7" (4.03m x 3.85m)

Double glazed window to rear aspect. A second double bedroom. Carpeted flooring. Pendant light fitting. Coving. Alcoves. Fitted wardrobe across one wall. Radiator.

BATHROOM

8' 0" x 6' 11" (2.46m x 2.11m)

Double glazed window to side aspect. Fully tiled walls and flooring. Panelled corner bath with hot and cold tap over, with handheld attachment above. Pedestal wash hand basin with mixer tap over. Corner shower cubicle with mains shower. Wall mounted mirror over. WC. Pendant lighting. Coving. Radiator.



PENCISELY AVENUE, LLANDAFF, CARDIFF CF5 1DZ

SECOND FLOOR

BEDROOM THREE

18' 3" x 9' 2" (5.57m x 2.81m)

Velux windows to roof. Double bedroom. Carpeted flooring. Pendant light fitting. Coving. Radiator.

BEDROOM FOUR

9' 0" x 8' 11" (2.76m x 2.72m)

Double glazed window to rear aspect. Carpeted flooring. Pendant light fitting. Coving. Fitted cupboards across one wall. Radiator.

SHOWER ROOM

6' 2" x 5' 8" (1.88m x 1.74m)

Double glazed window to rear aspect. Fully tiled walls and flooring. Shower cubicle with mains shower. Pedestal wash hand basin with mixer tap over. WC. Wall mounted mirror over with fixed side lighting. Coving. Radiator.

OUTSIDE

Front - Block paving and lawn area, private driveway with space for two cars. Access to rear garden via side gate.

Rear - Low maintenance rear garden with paving throughout. Swimming pool. Wall and fenced borders. Gate providing side access.

GARAGE

Separate garage accessed via sliding glass patio doors, with power and lighting. Including toilet and filter for swimming pool.

TENURE

MGY are advised that the property is FREEHOLD.



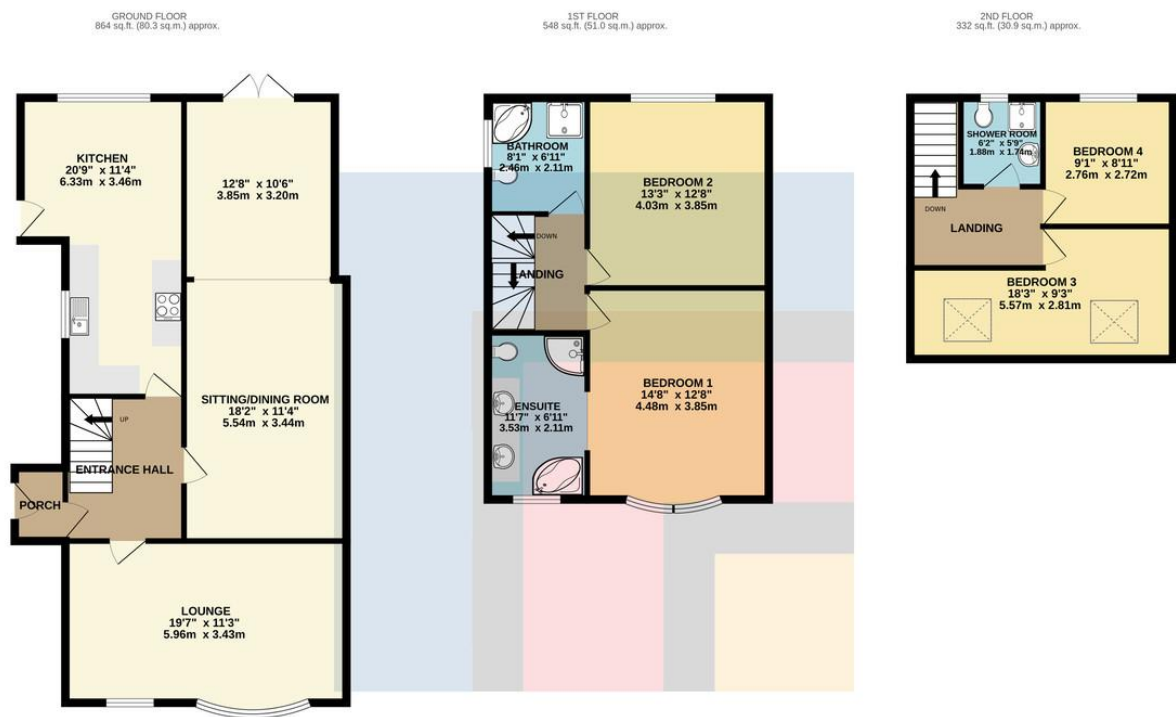
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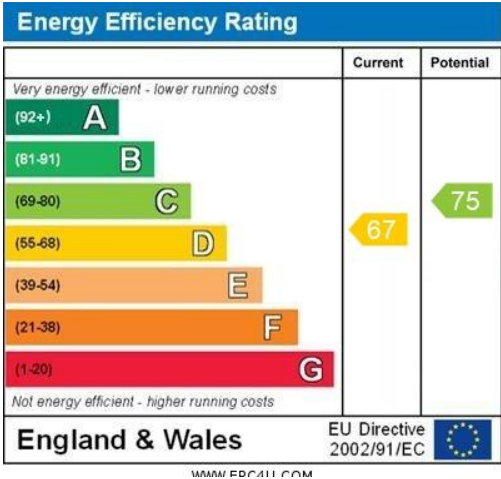
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TOTAL FLOOR AREA: 1745 sq.ft. (162.1 sq.m.) approx.

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.

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