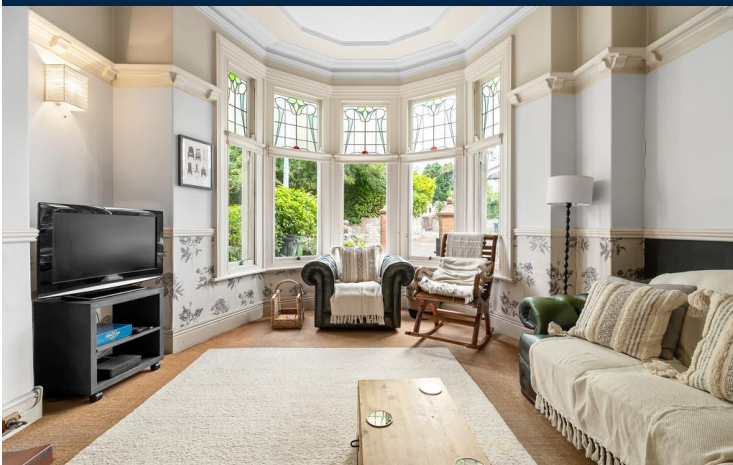




PENCISELY ROAD
LLANDAFF
CARDIFF CF5 1DJ

OFFERS IN EXCESS OF
£800,000



MID TERRACED HOUSE



5



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SUPERBLY PRESENTED, FIVE BEDROOM MID-TERRACED HOUSE IN LLANDAFF MGY are delighted to bring to market this incredible five double bedroom, mid-terraced house on the much favoured Pencisely Road, recently referred to as 'Cardiff's New Millionaires Row' overlooking the highly regarded Palace Road. The property has been maintained to an immaculate standard and offers a modern interior whilst retaining some gorgeous original features and boasts accommodation over three floors. The accommodation briefly comprises entrance hallway, lounge, sitting room, kitchen, dining room, utility/WC to the ground floor. In addition to this there are four brilliant sized bedrooms and family shower room to the first floor. Finally, to the second floor there is one excellent sized double bedroom and a second bathroom. The property further benefits from having a landscaped South facing garden, newly fitted boiler, gas central heating, and two cellars. ***Viewing recommended***

ENTRANCE HALL

Entered via original front door leading from private tiled pathway from front courtyard. Original tiled flooring. Original coving to ceiling. Dado rail. Doors to lounge, kitchen/dining room and under stairs storage cupboard. Stairs rising to first floor. Pendant light fittings. Radiator.

LOUNGE

14' 10" x 13' 3" (4.53m x 4.06m)
Sash bay windows to front aspect with feature stained glass above. Carpeted flooring. Original cast iron fireplace with inset gas fire and tiled base. Dado rail and picture rail. Original coving. Pendant light fitting with ceiling rose. Radiator. Alcoves. Power points.

KITCHEN

20' 5" x 12' 1" (6.24m x 3.69m)
Modern fitted Harvey Jones kitchen with a range of wall, base and drawer units with marble quartz worktops over incorporating inset 1.5 sink and drainer with mixer tap over. Rangemaster cooker with five ring gas hob and extractor hood over. Tiled splashbacks. Space for large fridge/freezer and dishwasher. Central island with worktops over and ample storage beneath with additional space for stool seating. Hanging pendant light fittings. Sash windows to side aspect and additional obscure window through to hallway. Original tiled flooring. Power points. Radiator. Doors to WC and sitting room.

DINING ROOM

12' 0" x 11' 5" (3.67m x 3.50m)
Continuation of original tiled flooring. Space for dining. Double doors leading to rear garden. Original feature fireplace with tiled base. Hanging pendant light fittings. Picture rail. Alcoves. Radiator.

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 2,409 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

SITTING ROOM

16' 5" x 11' 11" (5.01m x 3.65m)
Double glazed window to side and bifold doors opening out to balcony overlooking garden with steps down to decking. Feature fireplace with wooden mantle with inset log burner and tiled base. Exposed floorboards. Coving. Picture rail and dado rail. Pendant light fitting. Radiator. Power points.

DOWNSTAIRS WC

8' 0" x 4' 6" (2.46m x 1.39m)
WC and wall mounted wash hand basin. Original tiled flooring. Space and plumbing for washing machine and dryer. Sash window to side. Dado rail.

FIRST FLOOR

FIRST FLOOR LANDING

Carpet runner up the stairs. Doors to four double bedrooms and family bathroom. Carpeted flooring. Pendant light fitting. Power points. Stairs rising to second floor.

BEDROOM ONE

17' 11" x 15' 2" (5.48m x 4.64m)
Sash bay windows to front aspect and additional window with feature stained glass above. Large double bedroom. Exposed floorboards. Original cast iron feature fireplace with tiled base. Alcoves. Coving. Picture rail. Pendant light fitting. Radiator. Power points.

BEDROOM TWO

11' 8" x 11' 5" (3.57m x 3.50m)
Double glazed window to rear aspect. Double bedroom. Exposed floorboards. Hanging pendant light fitting. Original feature fireplace. Alcoves with wall mounted lighting and fixed shelving. Coving. Picture rail. Power points. Radiator.

BEDROOM THREE

16' 6" x 12' 1" (5.05m x 3.69m)
Large double glazed window to rear aspect. Double bedroom. Carpeted flooring. Pendant light fitting. Original feature fireplace. Built in storage cupboard. Coving. Loft hatch. Picture rail. Power points. Radiator.



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BEDROOM FOUR

10' 3" x 8' 9" (3.13m x 2.67m)

Sash window to side aspect. Double bedroom. Carpeted flooring. Pendant light fitting. Original feature fireplace. Alcoves. Power points. Radiator.

SHOWER ROOM

8' 11" x 8' 9" (2.73m x 2.67m)

A good size family shower room with obscure windows to side aspect. Vanity wash hand basin with marble worktop, storage under and mixer tap over. Separate double shower cubicle with mains rainfall shower over and separate shower head fixture. Tiled splashbacks. WC. Tiled flooring. Partly panelled walls. Extractor. Shaver point. Spotlights. Heated towel rail.

SECOND FLOOR

SECOND FLOOR LANDING

Carpeted stairs. Pendant light fitting. Doors to bedroom five and bathroom. Additional door leading to loft storage room with Velux windows and lighting.

BEDROOM FIVE

19' 0" x 17' 11" (5.80m x 5.48m)

Located on the second floor to the front. Large double bedroom. Exposed floorboards. Window to front aspect. plus additional Velux windows to roof. Radiator. Power points.

BATHROOM

11' 11" x 5' 9" (3.65m x 1.77m)

Modern bathroom with double glazed uPVC window to rear aspect. White suite comprising freestanding bath with mixer tap over, wall mounted wash hand basin with mixer tap over and tiled splashback. Separate corner shower cubicle with mains shower over and tiled splashbacks. WC. Tiled flooring. Extractor. Shaver point. Spotlights. Radiator with heated towel rail.

OUTSIDE

Front - Gated front courtyard with original tiled pathway leading to porch area and front door.

Rear - Excellent South facing garden. Part lawn, decked and laid to patio areas. Olive, Fig and Mature trees. Flower beds. Stone wall borders. Outside tap. Gated rear lane access. Doors to access two cellars.

CELLAR

Two storage cellars. Power and lighting.

TENURE

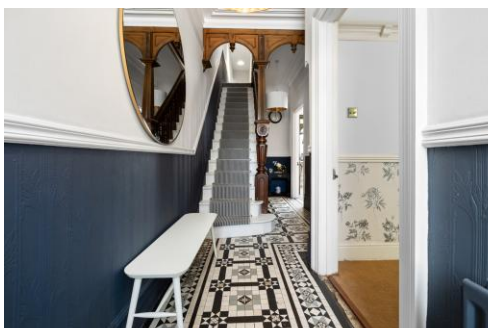
MGY are advised that the property is FREEHOLD.



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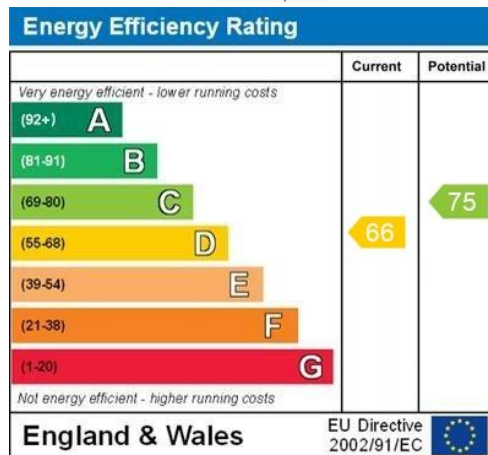


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TOTAL FLOOR AREA : 2409 sq.ft. (223.8 sq.m.) approx.

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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