



121 Pencisely Road
Cardiff, CF5 1DL

Watts
& Morgan



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Guide price: £1,450,000 Freehold

4 Bedrooms | 4 Bathrooms | 3 Reception Rooms

A outstanding residence on one of Cardiff's most respected streets, conveniently located for Llandaff, Pontcanna and Cardiff City Centre. The accommodation has been exceptionally well finished throughout to provide extensive, deceptive family accommodation over three floors. Quite superb kitchen/living/dining space with double height atrium positioned to look out over the rear garden. Study and cinema/playroom to the ground floor. Also cloakroom and utility/laundry. To the first floor three double bedrooms, two of these en suite, and a luxurious family bathroom. Principal bedroom suite to the second floor including bedroom area, sauna, dressing room and bathroom. Ample forecourt parking and, to the rear, wonderfully private and sheltered low maintenance gardens with granite paving and additional entertaining spaces including BBQ kitchen, gym and playroom.

EPC rating: C70

Directions

Cowbridge Town Centre – 11.1 miles

Cardiff City Centre – 1.8 miles

M4 Motorway, Junction 32 – 3.4 miles

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Summary of Accommodation

About the property

No.121 Pencisely Road is a traditionally built residence home in one of Cardiff's most sought-after residential areas, conveniently located to Llandaff and for Pontcanna and Cardiff City Centre. In recent years the property has been dramatically transformed to create this stylish, modern family home yet with exceedingly comfortable family friendly accommodation. A contemporary portico opens into the ground floor hallway. From here, Herringbone wood block flooring extends into a study and to a cinema room while a hand crafted, solid timber staircase leads to the bedroom accommodation to the first and second floors. A study features comprehensively fitted range of open fronted bookcases and storage with a bay window looking to the front, driveway parking area. Likewise, an adjacent home cinema room looks to the same. It has considerable potential to be utilised for many and varied purposes. Accessed from the hallway is an amazing kitchen/living/dining space - the very heart of the property, positioned to the rear with tall double height atrium looking out over, and opening on to, a courtyard garden. There are distinctive kitchen, dining and living spaces with, a contemporary wood burning stove set within an exposed stone chimney acting as a focal feature. The bespoke 'Neptune' kitchen and matching central island / breakfast bar provide an exceptionally comprehensive storage. Appliances, where fitted, are to remain include 'Everhot' range cooker, a 'Fisher & Paykel' fully integrated fridge and larder freezer together with twin dishwashers. A separate utility room offers further storage and plumbing for laundry facilities. The kitchen and living area are positioned to the rear of the property and look out over the garden with doors opening to the same. A sizeable cloakroom / wc is accessible from the hallway.

To the first floor a central landing area has doors leading to all three double bedrooms and to the luxurious family bathroom. Two of these bedrooms are en suite, both with their own shower rooms. The family bathroom is extremely well appointed including a double-ended slipper bath, a broad, deep corner shower cubicle and bespoke storage. The principal bedroom occupies the whole of the top floor and offers a significant private space. Bedroom area to the rear includes dramatic windows fitted to the apex of the roof with a centrally positioned wood burner within the exposed stone chimney. A sauna is accessed from this main bedroom area while the bathroom and the dressing room are both entered via the central landing. The bathroom includes a bath and separate shower while the dressing room features a great range of fitted hanging space, shelves and drawer units.

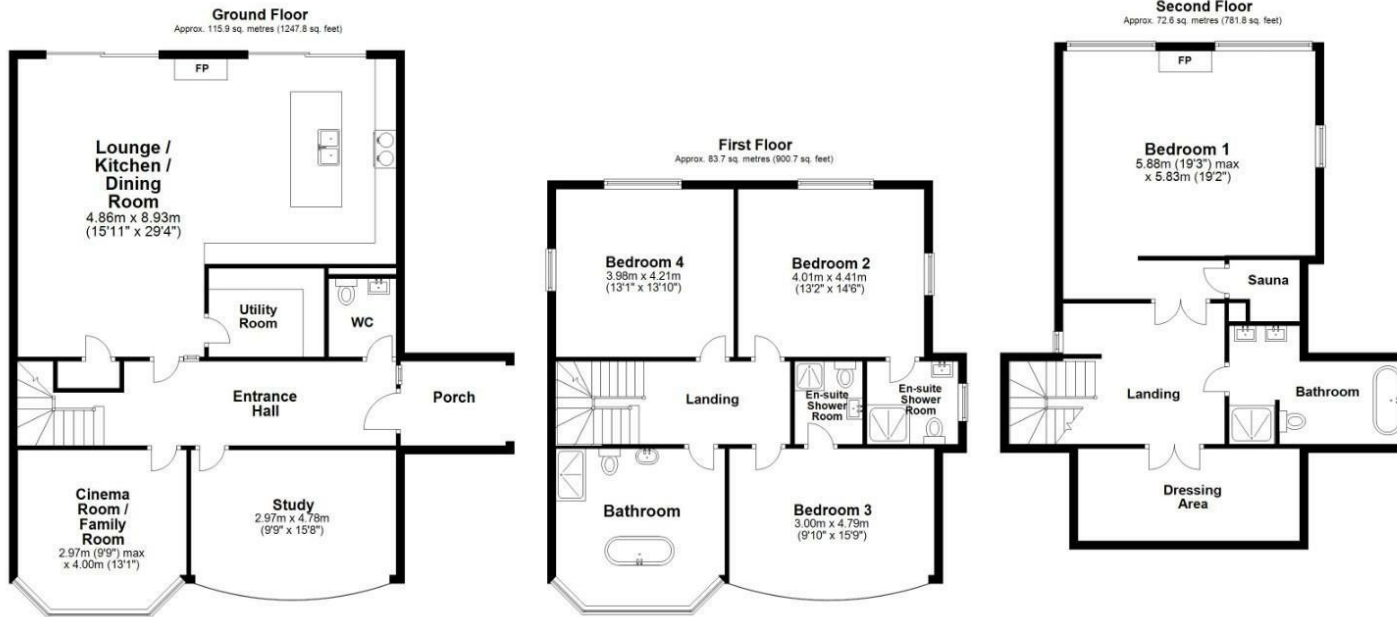
Additional information

Freehold. All mains services connect to the property. Gas-fired central heating. Council tax: Band G



Garden & Grounds

The traditional properties on Pencisely Road are set within well proportioned plots and no. 121 Pencisely is no exception. There is vehicular access to an off-road parking area fronting the property, entered, from Pencisely Road via a electric gate. This broad, paved parking and turning area has space for 3 to 4 cars. The block paving continues to the entrance porchway. There is a separate pedestrian gated accessway from Charget Road to the western side. To the rear of the property is an amazingly sheltered and private garden space. This is overlooked by the kitchen/living/dining room with broad doors opening to steps leading down to a granite paved courtyard garden concealed from the roadway by beds planted with mature laurel trees atop. It includes a pergola with retractable awnings covering a hot tub and adjacent seating area. Of considerable interest to those who enjoy entertaining is the garden rooms, including a central BBQ kitchen flanked by additional rooms either side, one being used by a home gym the other being used as a playroom. This central 'Braai' room includes its own comprehensively equipped kitchenette with dishwashers and fridges and its own hand-built stone internal BBQ



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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