

Pencisely Road

| Llandaff | Cardiff | CF5 1DG

Hern and Crabtree

PENCISELY ROAD

Guide Price £775,000



A stunning three-storey semi-detached family home. This Waterstone Homes built modern house is perfectly placed between Llandaff and Pontcanna and is a highly desirable part of Cardiff, with easy access to the city centre with regular public transport to hand. There is an abundance of local amenities, restaurants and shopping with Llandaff, Victoria Park and Canton all within close proximity.

The accommodation briefly comprises: Entrance hall, sitting room, an open plan kitchen/diner and a cloakroom to the ground floor. The first floor hosts the living room, bedroom one and a shower room. The second floor offers three generous bedrooms and a family bathroom. An enclosed landscaped garden to the rear with access to the single garage, electric vehicle charging point and off-street parking.

Viewings of this stunning home come highly recommended!

Front

Front forecourt garden. Paved path. Low rise brick wall with wrought iron railings and gate. Storm porch to the front.

Entrance Hall

Enter via a double glazed composite door to the front elevation. Stairs rising up to the first floor. Two built-in storage cupboards, one with heat pump. Tiled flooring.

Sitting Room

13'11" max x 11'8" max
Double glazed bay window to the front elevation with fitted plantation shutters. Wooden parquet flooring.

Kitchen/Diner

16'6" max x 24'6" max
L-shape room. Double glazed windows to the rear elevation. Bi-folding doors leading to the rear garden. Vaulted ceiling with double glazed windows to the side

and rear elevation. Double glazed skylight window offering natural light. Wall and base units with complimentary worktops over. One and a half bowl sink and drainer with mixer tap. Pull down chef mixer tap with instant hot water tap and filtration. Integrated full length dishwasher. Integrated washing machine and dryer. Integrated Neff four ring induction hob with cooker hood over. Wine rack. Integrated recycling. Integrated oven and microwave oven. Integrated full length fridge. Integrated full length freezer. Pull out larder cupboard. Breakfast bar.

Cloakroom

W/C and wash hand basin. Extractor fan. Part tiled walls. Tiled flooring.

Landing

Stair rise up from the

entrance hall. Stairs rising up to the first floor. Linen cupboard with concealed immersion tank. Radiator.

Living Room

16'6" max x 13'5" max
Double glazed bay and a half window to the front elevation with fitted plantation shutters. Radiators.

Bedroom One

14'5" max x 12'2" max
Double glazed windows to the rear elevation. Full length windows overlooking the dining area. Built-in wardrobes. Radiator. Wood laminate flooring.

Shower Room

8'1" max x 6'8" max
W/C and double wash hand basin. Shower quadrant with shower mixer tap and glass splashback screen. Heated towel rail. Vanity cupboard. Mirror. Shaver point.

Extractor fan. Part tiled walls. Tiled flooring. Electric underfloor heating.

Second Floor Landing

Stairs rise up from the first floor landing. Loft access hatch. Double glazed skylight window offering natural light.

Bedroom Two

11'4" max x 16'7" max
Double glazed window to the front elevation with fitted plantation shutters. Radiator.

Bedroom Three

7'10" max x 11'4" max
Double glazed window to the rear elevation. Radiator.

Bedroom Four

8'3" max x 11'3" max
Double glazed window to the rear elevation. Radiator.

Bathroom

7'4" max x 6'1" max
W/C and double wash hand basin. Bath with plumbed shower over and glass splashback

screen. Heated towel rail. Vanity cupboard. Mirror. Shaver point. Extractor fan. Part tiled walls. Tiled flooring. Electric underfloor heating.

Garden

Landscaped garden. Paved patio. Mature trees and flower borders. Lawn to one side. Raised deck area. Gate to the rear with access to the single garage and driveway with off street parking.

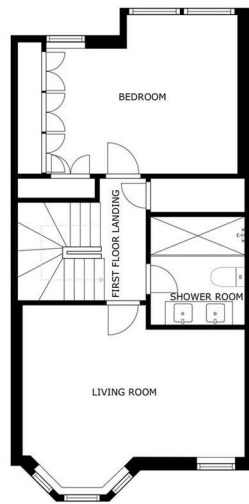
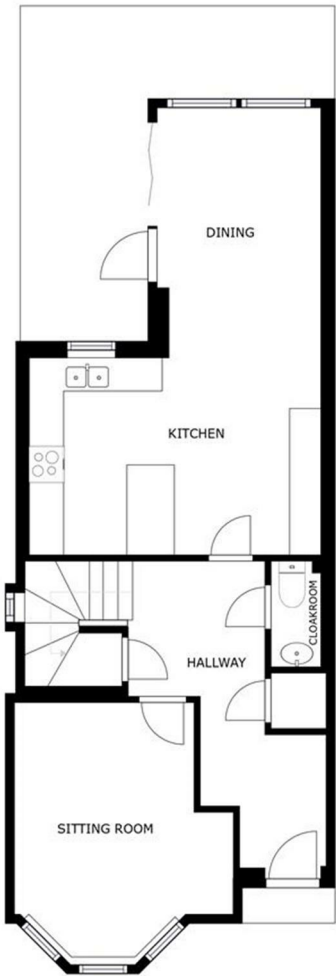
Additional Information

Underfloor heating throughout the ground floor.

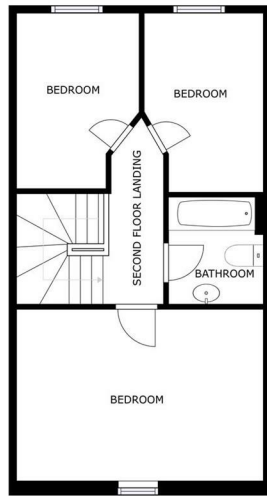


Call Hern & Crabtree to arrange a viewing on **02920 228135**

<https://www.hern-crabtree.co.uk>



GROSS INTERNAL AREA
 FLOOR 1: 679 sq ft, 63.07 m², FLOOR 2: 590 sq ft, 54.85 m², FLOOR 3: 537 sq ft, 49.93 m²
 TOTAL: 1806 sq ft, 167.85 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(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	



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<https://www.hern-crabtree.co.uk>



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.