



Hern and Crabtree

£950,000 Freehold

Pencisely Road | Cardiff | CF5 1DQ

Hern &
Crabtree

An impressive Edwardian semi-detached house built in 1914 placed on this highly desirable location of Pencisely Road in Llandaff. This superb home is a short walk to the historic Llandaff village and Pontcanna fields.

With just a stone's throw from Howells School and Llandaff Cathedral School this excellent home will certainly prove popular. This charming semi-detached house boasts plenty of period character features along with a spacious living that is set out over three stories. The accommodation briefly comprises: Entrance Hall, Cloakroom, Dining Room, Living Room opening into the Sitting Room and open plan Kitchen/Diner to the ground floor. To the first floor are Three generous size Bedrooms with the Bedroom One having a walk in wardrobe and En-Suite and a family Bathroom. The loft has been perfectly converted to create a Master Suite with an En-Suite and a Walk In Storage Room. The property further benefits from a fantastic size, beautifully maintained rear garden as well as a outside home office and summer house. There is also off street parking to the front.

Llandaff High Street can be found within a short walk offering local shops, cafés and independent shops. Llandaff boasts reputable independent schools and sought after English and Welsh state schools close by. There are city centre public transport links close by along with good M4 access via the A48.



Entrance Hall

Entered via a traditional stained glass wood front door into an L-shaped hall, stairs rising to the first floor with understairs cupboard with stained glass window, concealed meter cupboard and space for coats and shoes, radiator, coved ceiling, picture rail, half rise papered walls, period tiled flooring.

Cloakroom

With w.c and wash hand basin, heated towel rail, extractor fan, stone tiled floor.

Dining Room 12'7 max x 16' max

Double glazed bay window to the front, radiator, period cornicing, lincrusta frieze and picture rail.

Living Room 12'11 x 15'6

Double glazed window to the front, radiator, coved ceiling, picture rail, cast iron working fireplace with wooden mantle and surround, fitted cupboards to alcove, square arch to the sitting room.

Sitting Room 11'11 max x 12'6 max

Double glazed door to the rear garden and windows on either side, radiator, coved ceiling, built in book cases to alcoves, picture rail, French glazed doors to the kitchen.

Kiitchen/Breakfast Room 17'5 x 12'3

Double glazed door to the rear and windows on either side, additional double glazed windows, kitchen fitted

with a range of hand painted wood wall and base units with granite worktop over, twin ceramic Belfast sink with mixer tap and spray mixer, central island with wooden worktop, a large three oven gas fired Aga with an attached conventional cooker, plumbing for a dishwasher, space for fridge/freezer, larder cupboards, coved ceiling, radiator, tiled floor., door to utility.

Utility Room 4'4 x 4'8

Double glazed window to the side, Gloworm boiler, plumbing for a washing machine, one and a half bowl sink and drainer, radiator.

First Floor Landing

Stairs rise up from the hall with a dogleg staircase and wooden handrail and spindles, wood sash stained glass window to the side, dado rail, radiator, coved ceiling, picture rail, half rise papered walls, stairs to the second floor.

Bedroom One 15'6 x 12'11

Double glazed window to the front, two radiators, coved ceiling, picture rail, French doors to the dressing room.

Dressing Room/En Suite 11'11 x 12'7 max

Formerly a bedroom, double glazed window to the rear, corner shower with plumbed shower, w.c , bidet and wash hand basin, recess for wardrobes.



Bedroom Two 12'8 x 16'

Double glazed bay window to the front, radiator, coved ceiling, picture rail.

Bedroom Three 12'7 x 7'10

Double glazed window to the rear, radiator, picture rail, coved ceiling, bookshelves.

Bathroom 8'4 x 9'2

Two double glazed window to the side, a four piece suite comprising, bath with central taps, wash hand basin, w.c and large corner shower with plumbed shower, extractor fan, shaver point with light and mirror, heated towel rail, linen cupboard, vinyl floor.

Second Floor

Stairs rise up from the first floor landing with dog leg staircase, double glazed

stained glass window to the side, half rise paper wall, dado rail.

Walk in Loft Room 13'4 x 6'

With light, radiator, and restricted head room.

Bedroom Four 11'7 max x 15'6 and floor to ceiling height is 7'7

Double glazed skylight window to the front, double glazed window to the rear and bespoke fitted window seat, radiator, fitted wardrobes, door to en suite.

En Suite

Double glazed skylight window to the rear, shower with plumbed shower w.c and wash hand basin , shaver point, light up mirror, part vinyl walls, heated towel rail, vinyl floor, half rise door

leading to further loft storage and airing cupboard which houses a Megaflo Range Tribune pressurised hot water tank

Rear Garden

Enclosed landscaped rear garden with stone paved patio which leads to a rear lawn, a good selection of mature shrubs, trees and flower borders, pergola, timer summerhouse, outside light, power point. side access to the front

** (the grey ornate side gate is not included in the sale)**

Converted Garage 7'7 x 15'6

A converted garage to a home office with French doors, double glazed windows to the front and rear, power

and light and electric underfloor heating.

Side

There is side access with a traditional wooden gate to the front, mature shrubs and hedgerose, timber framed storage shed, paved path.

Front

Driveway to the front for at least two vehicles, raised borders with shrubs and flowers, path to side.

Tenure and additional information

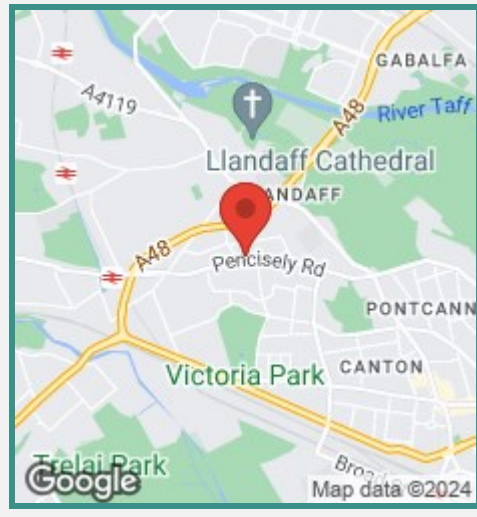
We have been advised by the seller that the property is freehold and the council tax band is





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ
Tel: 02920 555 198 Email: llandaff@hern-crabtree.co.uk

<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.