



Hern and Crabtree

£875,000 Freehold

Pencisely Road | CARDIFF | CF5 1DQ

Hern &
Crabtree

A handsome, traditional double bay fronted four bedroom semi-detached family home located on one of the most prestigious streets in Llandaff. With three spacious reception rooms, four good size bedrooms and a generous rear garden, this really is the perfect forever home for a growing family.

Beautifully presented throughout, with plenty of original features and lots of character, the accommodation briefly comprises: Storm Porch, Hallway, Cloakroom, Lounge, Dining room, Sitting Room, modern fitted Kitchen opening up into a Breakfast Room with doors out onto the Rear Garden and Utility Room to the ground floor. To the first floor are four wonderful size bedrooms, with an En-Suite to the principle Bedroom and a family bathroom. The property further benefits from generous front and rear gardens, a long drive with off street parking for multiple vehicles and a single garage.

Pencisely Road is situated within walking distance of Llandaff Village and the Insole Shops as well as the ever so popular Victoria Park. The Cathedral School and Howell's School Llandaff are perfectly positioned close by including an array of Welsh and English medium primary and secondary schools. Internal viewings are highly recommended!



Entrance

Entered via a traditional wood glazed front door with stained glass inset window and matching window to the side, an L shaped room with balcony landing, wood parquet flooring, radiator, coved ceiling, picture and dado rail, half rise papered ceiling, meter cupboard under stairs.

Cloakroom

Double obscure glazed window to the side, w.c and vanity wash hand basin, radiator, extractor fan, spotlights, tiled floor.

Sitting Room 12'8 x 17'10 max int bay

Double glazed bay window to the front with stained glass window over and built in window seat, radiator, coved ceiling, picture rail and dado rail, gas stove, fireplace surround.

Dining Room 13' x 15'5

Double glazed window to the front with stained glass window over, radiator, coved ceiling, picture rail, open working fire, fireplace with wooden mantle.

Living Room 13'2 x 11'7

Double glazed door to the garden and windows either side, radiator, gas fire

fireplace with wooden mantle, built in shelving to alcoves, coved ceiling, picture rail.

Kitchen 11'4 max x 12'11 max

Double glazed window to the side and double glazed door leading out, kitchen fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink and drainer with a mixer tap, plumbing for a dishwasher, a four ring Bosch gas hob with cooker hood above and integrated double Bosch oven and grill, radiator, space for a fridge/freezer, parquet wood style luxury vinyl floor, square arch into the breakfast room.

Breakfast Room 9'9 x 9'6

Double glazed sliding patio doors to the garden, radiator, base storage, continuation of luxury vinyl flooring.

Utility Room 9'5 x 5'9

Double glazed window to the rear, wall and base units, plumbing for a washing machine, space for a tumble dryer, Ideal gas boiler, stainless steel sink and drainer, tiled floor, space for further appliances.

First Floor Landing

Stairs rise up from the hall with dogleg staircase, traditional wood glazed stained glass window to the side, coved ceiling, dado rail, fitted linen cupboards, access to loft space.



Bedroom One 12'9 max x 13'6 max

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

En Suite 8'9 x 3'1-

Double obscure glazed window to the side, double shower quadrant with plumbed shower, w.c and wash hand basin, shaver point and light, heated towel rail, tiled walls and floor.

Bedroom Two 15'9 x 13' max

Double glazed window to the front, radiator, coved ceiling, picture rail, feature fireplace with tiled hearth, fitted wardrobes to alcove.

Bedroom Three 12'10 x 11'8

Double glazed window to the rear,

radiator, fitted wardrobes, airing cupboard with hot water immersion tank, fireplace with tiled hearth, wash hand basin.

Bedroom Four 12' x 7'

Double glazed window to the rear, radiator, wash hand basin, (blanked off) feature fireplace.

Bathroom 8'11 max x 8'3 max

Double obscure glazed window to the side, a four piece suite comprising, shower quadrant with plumbed shower, bath, w.c and vanity wash hand basin, heated towel rail, light up vanity unit with mirror, tiled walls and floor.

Rear Garden

Enclosed rear garden, stone paved patio, large lawn and further patio to the rear of the garden, mature shrubs, trees and flower borders, a Bramley apple tree and fig tree, outside cold water tap.

Garage

A detached single garage with door to the front.

Front

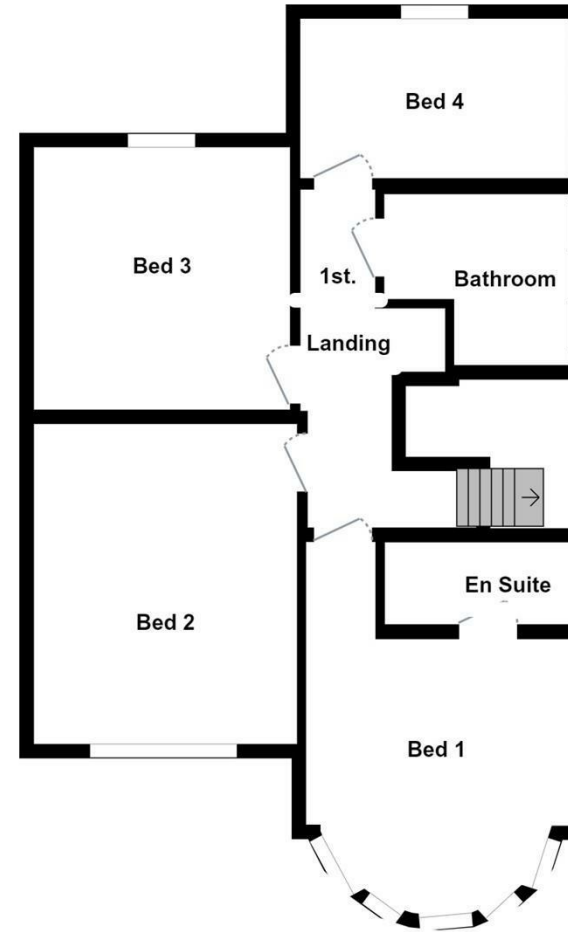
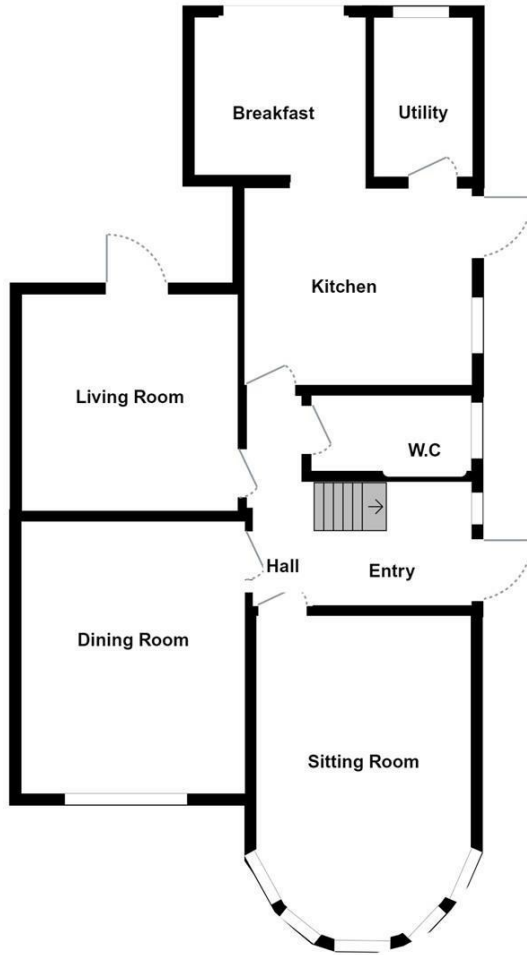
A brick block paved driveway for several vehicles, mature hedge to the front, path and gate to the side leading to the garage and rear garden.

Tenure and Additional Information

We have been advised by the seller

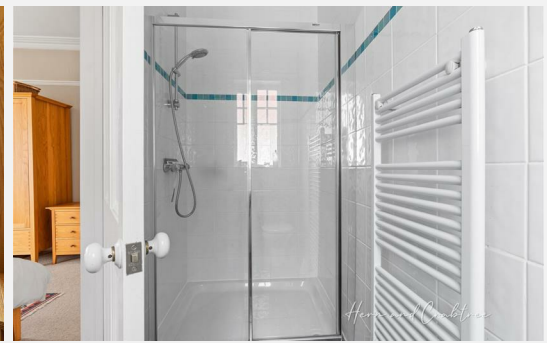
that the property is freehold. The property also has the benefit of a recently installed rosemary clay tiled roof.





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			79
(69-80) C			
(55-68) D		64	
(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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