



# Pencisely Crescent

| Llandaff | Cardiff | CF5 1DU



# PENCISELY CRESCENT

Guide Price £495,000



No chain. A traditional 1930's three bedroom semi-detached house located on this popular street on the cusp of Llandaff and Victoria Park. Very much a blank canvas but offering excellent potential, this property will certainly prove to be popular.

With plenty charm and character, the accommodation briefly comprises: Entrance Hall, Lounge, Dining Room, Breakfast Room leading into the Fitted Kitchen to the ground floor. To the first floor are Three Bedrooms and a family Bathroom. The property further benefits from generous front and rear gardens as well as off street parking and a single garage.

Pencisely Crescent is perfectly placed close to Victoria Park and offers a variety of shops, cafés and restaurants along with reputable schools and easy access to Cardiff city centre. There are very good public transport links to and from Cardiff City Centre. Don't miss out on the chance to make this house your own and create lasting memories in this wonderful location!

## Entrance Hall

Entered via a stained glass front door, port hole stained glass window to the front, radiator, stairs to the first floor with understairs cupboard, , picture rail, coved ceiling.

## Living Room

15'2 max x 13'  
Single glazed bay window to the front, radiator, gas fireplace, coved ceiling, picture rail.

## Sitting Room

14' x 12'7  
Single glazed French doors leading out to the garden, radiator, fireplace alcove.

## Dining Room

7'3 x 10'10  
Double glazed window to the side, radiator, arch to kitchen.

## Kitchen

7'5 max x 12'6 max  
Sliding patio door leading to

the garden, window to the rear, wall and base units with worktop over, a four ring gas hob with cooker hood above, stainless steel sink and drainer, space for further appliances.

## First Floor Landing

Stairs rise up from the hall, single glazed window to the side.

## Bedroom One

15'2 x 10'7  
Single glazed bay window to the front, radiator, fitted wardrobes.

## Bedroom Two

13'9 x 10'6  
Single glazed window to the rear, radiator, fitted wardrobes, airing cupboard with a Worcester gas combination boiler.

## Bedroom Three

7'3 x 8'7  
Single glazed window to the front, radiator, picture rail.

## Bathroom

9'2 x 7'3  
Double obscure glazed window to the rear and single glazed window to the side, bath, separate shower, w.c and wash hand basin, radiator.

## Rear Garden

Enclosed garden, lawn, patio, mature shrubs and trees.

## Garage

A detached single garage

## Front

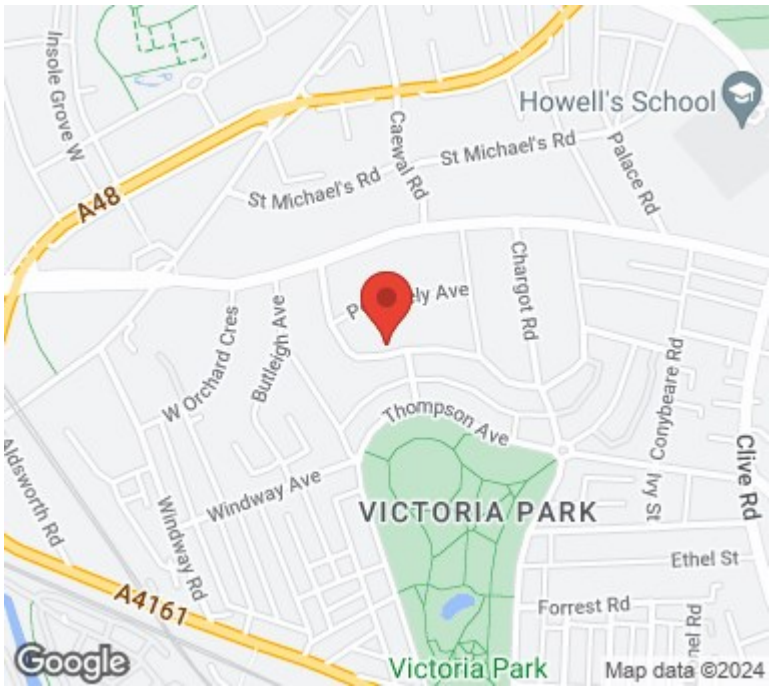
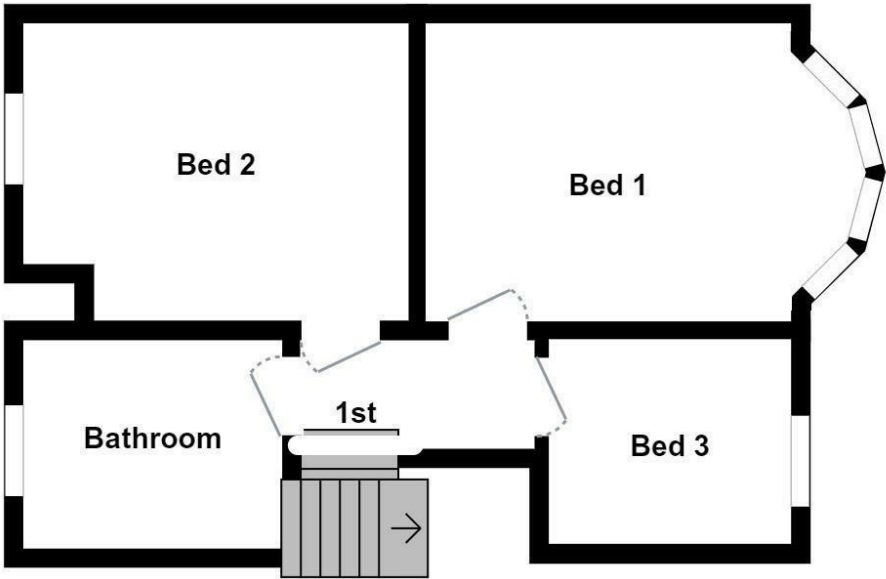
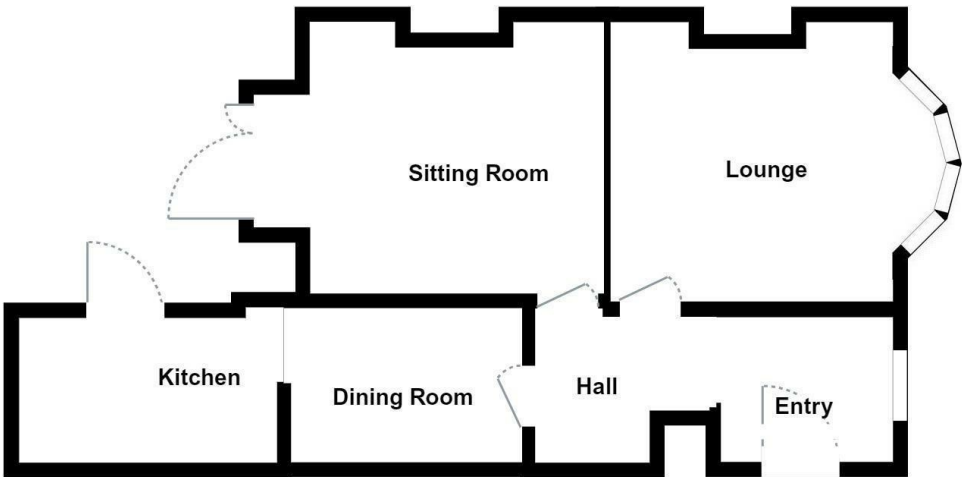
Driveway, low rise wall.

## Tenure and additional information

We have been advised by the seller that the property is freehold. We have been advised the seller that there is wood parquet flooring under the carpet in the hall, living room and Sitting room we have not been able to verify this.



Call Hern & Crabtree to arrange a viewing on **02920 555 198**



**Energy Efficiency Rating**

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>81</b>
	<b>66</b>	
<b>England &amp; Wales</b>		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.