



£600,000 Freehold

Pencisely Avenue | Cardiff | CF5 1DZ

Hern &
Crabtree

Rarely available. Prime Llandaff location. A charming four bedroom semi-detached house positioned within a stone's throw of the historic Victoria Park. This quiet, popular street connects both Pencisely Rise and Pencisely Crescent and is conveniently located in easy reach of the local shops, cafes and eateries.

The sizable accommodation, set over three floors briefly comprises: Entrance Porch, Hallway, Cloakroom, Lounge, Dining Room with french doors out onto the Rear Garden and Fitted Kitchen to the ground floor. To the first floor are Three Good Size Bedrooms and a four piece family Bathroom. Furthermore, there are stairs rising to the Master Bedroom that benefits from an En-Suite. There is a generous size rear garden as well as a single garage and off street parking to the front.

Pencisely Avenue is perfectly placed between Llandaff and Victoria Park 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. Reputable English and Welsh schools are within the catchment, please visit Hem-Crabtree.co.uk for more information on local schools with Ofsted reports. Internal viewings are highly recommended!



Entrance Porch

Double glazed French doors, tiled floor.

Hallway

Entered via a stained glass wood front door with window over and to the side, stairs to the first floor, radiator, picture rail, built in cupboard, wood block flooring.

Cloakroom (under stairs)

Double obscure glazed window to the side, w.c and wash hand basin, tiled floor.

Lounge 14'10 max x 11'11

Double glazed bay window to the front, radiator, picture rail, fireplace with gas fitting.

Dining Room 12'10 x 10'10

Double glazed French doors leading to the garden, radiator, picture rail, period fireplace with gas inset fire, woodblock flooring.

Kitchen 16'11 x 9'7

Double glazed window to the side and rear, double glazed door leading out to the garden, Worcester gas combination boiler, base units with wood worktop over, ceramic sink, space for a gas range cooker with cooker hood above, space and plumbing for a washing machine, space for further base appliance, vinyl floor.

First Floor Landing

Stairs rise up from the hall, double glazed window to the side, stairs to upper floor.

Bedroom Two 14'9 max x 9'11 to wardrobe

Double glazed bay window to the front, radiator, picture rail, fitted wardrobes.

Bedroom Three 13'4 max x 10'11 max

Double glazed window to the rear, radiator, fitted wardrobes, picture rail, wood laminate floor.

Bedroom Four 9'6 x 8'3 max

Double glazed window to the side and rear, radiator, picture rail, fitted wardrobes.

Bathroom 7'4 x 6'7

Double obscure glazed window to the side, a roll top claw feet bath, separate shower with plumbed shower and wash hand basin, heated towel rail.

W.C.

A separate w.c with wash hand basin, double obscure glazed window to the side.

Bedroom One 14'5 x 12'11 max

Double glazed skylight window to the



front and rear, eaves storage, radiator, door to en suite. ** floor to ceiling height is 7'9 max **

En Suite

Double obscure glazed window to the side, corner cubicle with electric shower, w.c and wash hand basin, laminate floor.

Rear Garden

Paved patio, lawn, mature shrubs and flower borders, outside power points and light, gate to front.

Garage

A detached garage.

Front

Block paved driveway, lawn, low rise brick wall and gates.

Tenure and additional information

We have been advised by the seller that the property is freehold. The council tax band is TBC

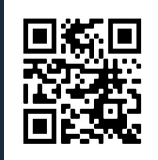
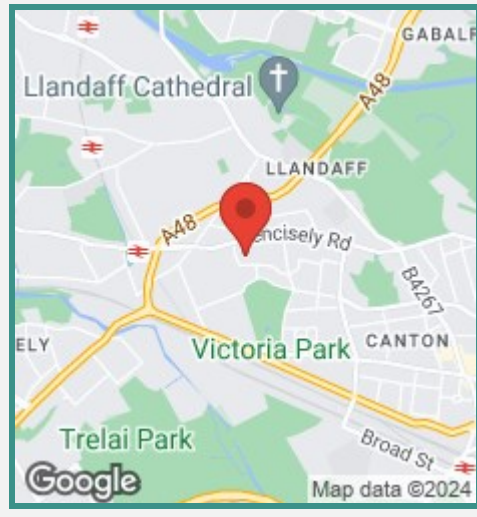
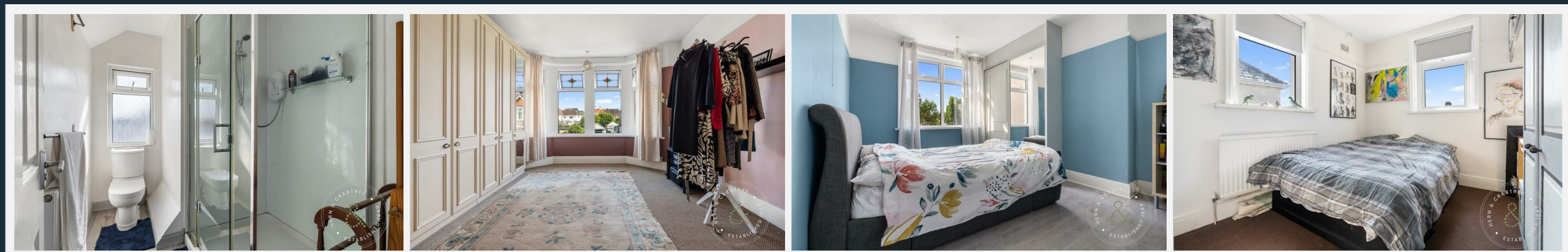




IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		57	76

England & Wales EU Directive 2002/91/EC



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



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