

# Pencisely Crescent

LLANDAFF, CARDIFF, CF5 1DS

GUIDE PRICE £550,000

**Hern &  
Crabtree**





# Pencisely Crescent

No chain. A charming, double bay fronted semi-detached house positioned within a stone's throw of the historic Victoria Park. This popular street connects both Pencisely Rise and Pencisely Road and is conveniently located in easy reach of the local shops, cafes and eateries.

The property briefly comprises: Entrance Hall, Lounge, Sitting Room Kitchen/Diner, Utility Area and W.C to the ground floor. To the first floor are Three Bedrooms and a Shower Room with a separate W.C. Outside there is a generous low maintenance rear garden with rear lane access as well as two garages and off street parking to the front.

Pencisely Crescent 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 [Hern-Crabtree.co.uk](http://Hern-Crabtree.co.uk) for more information on local schools with Ofsted reports. Internal viewings are highly recommended!



1213.00 sq ft

### Entrance

Entered via wood front door with glazed panel, which is situated to the side of the house, coved ceiling, plate rack, radiator, parquet flooring., stairs to the first floor with understairs storage space.

### Living Room

12'6 x 16'4

Double glazed bay window to the front, coved ceiling, stone fireplace and slate hearth, parquet flooring.

### Dining Room

12'5 x 14'8

Double glazed window to the rear and double glazed patio doors lead out to the garden, coved ceiling, radiator, plaster fireplace with marble hearth, parquet floor.

### Kitchen

14'4 x 8'2

Double obscure glazed windows to the side, wall and base units with wood worktop, circular stainless steel sink and drainer, space for gas cooker, radiator, laminate flooring.

### Utility

6'9 x 7'11

Double obscure glazed window to the rear and to the side, double glazed door, combination boiler, wall and base units with worktop over, plumbing for a washing machine.

### Downstairs W.C

Double obscure glazed window to the side, w.c, laminate flooring.

### First Floor Landing

Stairs rise up from the entrance hall, double obscure glazed window to the side.

### Bedroom One

16'4 x 9'11

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

### Bedroom Two

14'9 x 9'11

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

### Bedroom Three

7'11 x 8'3

Double glazed window to the front, radiator, laminate flooring.

### Bathroom

7'2 x 6'8

Double obscure glazed window to the rear, walk in shower with Triton power shower and wash hand basin, airing cupboard housing the water boiler, radiator, loft access hatch, tiled walls and laminate flooring.

### Separate W.C

Double obscure glazed window to the side, w.c, tiled walls, laminate flooring.

### Rear Garden

Enclosed by high and low rise wall, paved area, steps to gravel area, gate to side and gate to the rear lane access

### Garage

A brick built garage with up and over door, power

### Front

### Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the

purchase, you confirm that you have read and understood the above information.

### Tenure and additional Information

we have been advised by the seller that the property is freehold and the council tax band is F.









This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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