



£1,570,000 Freehold

Pencisely Road | Cardiff | CF5 1DL

Hern &
Crabtree

A beautifully appointed, fully-refurbished home, set over three storeys of immaculately finished accommodation of the highest standard.

The property is entered from a covered storm porch with a contemporary front door that opens to the hall. The hall has stairs off that rise to the first floor and gives access to the cloakroom, two bay-fronted reception rooms, used as a study and sitting room respectively, and the focal point of the home- a stunning open-plan kitchen, and dining sitting room. This fantastic centre piece has a log burner inset into a beautiful stone-clad chimney breast that is flanked by patio doors to each side with stunning picture windows above that extend in height to the second floor. A centre island with a breakfast bar and white marble tops that match a sublime fitted kitchen, with an additional utility room off, and plenty of space for relaxing in the open plan sitting area. The first floor would have housed four double bedrooms, however one has made way for a luxurious large bathroom with roll top bath, separate shower and dual sinks. Two of the first-floor bathrooms also boast attractive en-suite shower rooms. The third storey comprises a lavish master suite that houses a walk-in wardrobe, a sauna, a four-piece boutique-style bathroom, and the breathtaking master bedroom. The master bedroom is an exquisitely indulgent bedroom with full-height picture windows that flank a log burner inset into a tile chimney breast. This prime property has ample parking for several vehicles to the front, accessed via a front gate and enclosed by a newly constructed attractive low-level stone wall. The rear garden has a southerly aspect, is perfectly positioned for the sun, and is a wonderful space for entertaining. The garden is fully landscaped with a gazebo, and hot tub, and served by a stunning kitchen/BBQ diner – inspired by the South African “braai”, and enclosed and roofed so that it can be used all year round.



Entrance Hall

Entered via a powder-coated aluminium door, parquet wood flooring, stairs to the first floor.

Study/Office 15'7" x 12'10"

Double-glazed window to the front with shutters, fitted bookshelves and storage, wood parquet flooring.

Cloakroom 6'8" x 5'5"

Double obscure glazed window to the side with shutter, fitted with w.c and stone wash hand basin, part tiled walls and floor.

Sitting Room 13'5" x 12'10"

Double glazed bay window to the front with fitted shutters, wood parquet flooring.

Kitchen & Open Living Space 29' x 25'6"

An L shaped room with a vaulted ceiling, double glazed windows to the rear, two sets of sliding patio doors, a central chimney breast which offers an inset Contura cast iron wood burning stove, kitchen is fitted with a Neptune range of wall and base units with worktop over, twin Belfast style sink with an Insinkerator waste disposal unit and Quooker instant hot water tap, two full length integrated dishwashers, an Everhot Aga style cooker with part hot plate and part induction, a four berth oven, cooker hood above, pull out drawers, chopping board storage, twin built in larders and a large integrated Fisher & Paykel fridge/freezer, air

condition unit, a pull out freezer drawer with ice maker, breakfast unit with integrated fridge and power points, built in cupboard understairs with immersion tank, porcelain tiled floor.

Utility Room 8'1" x 6'8"

Fitted with wall and base units and worktop, sink and drainer with spray mixer tap, laundry cupboard with plumbing for a washing machine and space for condensing tumble dryer, wine rack, integrated freezer, extractor fan, porcelain tiled floor.

First Floor Landing

Stairs rise up from the entrance hall with oak wood wrapped stairs, a radiator, stairs to the second floor.

Bedroom Two 15'7" x 10'5"

Double glazed windows to the front with shutters, radiator, fitted wardrobe, oakwood floor, door to en suite.

En-Suite 7'5" x 5'5"

Fitted with shower quadrant with plumbed shower, w.c and wash hand basin with vanity cupboard, light up shaver points, extractor fan, heated towel rail, tiled floor.

Bedroom Three 13'6" x 12'4"

Double glazed window to the side and to the rear with shutters, radiator, fitted furniture included dressing table/desk, cupboards and wardrobes, oakwood flooring, door to en suite.



En-Suite 7'5" x 6'4"

Double obscure glazed window to the side with shutters, shower quadrant with plumbed shower, w.c and vanity wash hand basin, shaver mirror, extractor fan, part tiled walls.

Bedroom four 15'5" x 12'4"

Double glazed window to the side and the rear with fitted shutters, radiator, fitted wardrobes, oakwood flooring.

Family Bathroom 13'5" x 12'10"

Double obscure glazed window to the front with shutters, a free-standing roll-top bathtub with upstand tap and mixer, shower quadrant with plumbed shower, wash hand basin with vanity unit and w.c, two double vanity storage cupboards, radiator and heated towel rail, extractor fan, tiled floor.

Second Floor Landing

Stairs from first floor landing, a dressing nook, radiator, skylight window, wood flooring.

Bedroom One 21'2" x 19'7"

Double-glazed window to the rear with shutters, two double-glazed skylight windows to either side, two radiators, chimney breast with Contura wood burning stove, oakwood flooring.

Bathroom

Double obscure glazed window to the side with shutters, a free-standing roll top bath with upstand mixer, shower quadrant with plumbed shower, a w.c and twin wash hand basins with vanity cupboard and marble top, heated towel rail, light up shaver mirror, part tiled walls and floor.

Dressing Room 16'10" x 7'4"

With hanging rail and shelving,

Sauna

A Swedish sauna.

Entertaining/ Barbecue Room 19'4 x 11'11

Fitted with wall and base units with space for fridge, sink, electric radiator, fridge, freezer and dishwasher, brick styled tiled floor, bi fold doors. The braai man (integrated barbeque oven) inset to the chimney breast. 76m² = 810.92sqft

Gym 9'2 x 19'

Double obscure glazed window, tiled floor.

Home Office/Playroom 15'9 x 9'2

Double obscure glazed window and door.

Rear Garden

Double metal gazebo with roof openings, space for hot tub, paved patio, retaining walls, patio sitting areas, shrubs, irrigation system, Astroturf lawn, gate to the side.

Side

Stone paving and rockery, mature shrubs and flower borders.

Front

Large block paved driveway with electric gates, rendered wall and fencing, outside power points.

Tenure and additional information

We have been advised by the seller the property is freehold and that there is underfloor heating to the ground floor.



GROUND FLOOR
1308 sq.ft. (121.5 sq.m.) approx.



1ST FLOOR
939 sq.ft. (87.2 sq.m.) approx.



2ND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA : 3065 sq.ft. (284.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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		70	76
(55-68) D			
(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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