



Guide Price £1,250,000 Pencisely Road, Cardiff CF5 1DQ



- Newly refurbished to impeccable standard 5 Bedroom period Home
- Open plan kitchen/dining area opening out with bi fold doors to create a seamless transition between indoor and outdoor spaces
- Cozy snug area off kitchen with log burning stove
- A period lounge with feature fire place, high ceilings and parquet flooring
- Bayfronted sitting room with great proportions and feature fireplace and parquet flooring
- Luxury Principal bedroom with ensuite overlooking the garden from the french doors
- Luxury bathroom with claw foot bath and freestanding shower cubicle
- Spacious attic bedroom with separate luxury bathroom with 2 sinks and free standing shower cubicle.
- Landscaped gardens at rear to property with 2 patio areas , storage shed and greenhouse
- Parking at front of property



, Pencisely Road, Cardiff, CF5 1DQ

A comprehensively refurbished 5 bedroom semi-detached property nestled on the esteemed Pencisely Rd in the charming area of Llandaff. This exclusive home offers a perfect blend of modern living and classic elegance and is adorned with original features that add to the character and charm. Located a short walk from Pontcanna and its local amenities and parks.

The property comprises of a beautifully tiled reception hall, spacious lounge, sitting room and bright open plan kitchen/dining area that opens out through bifold doors to create a seamless transition from the indoors to the outdoor landscaped garden.

Additionally there is a cozy snug with a wood burning stove just off the kitchen area and ideal for long winter escapes. There is a separate utility area off the kitchen and a ground floor powder room and extra storage under the stairs.

To the upper floors are five good size bedrooms, stunning four piece family bathroom and stylish ensuite to the Master bedroom. The property benefits from a further spacious fifth bedroom located on the second floor with separate luxury bathroom with double sinks and freestanding shower cubicle. The attic also benefits from a separate storage room.

The property benefits from off road parking to the front of the property and a green house and storage room at the rear of the property.

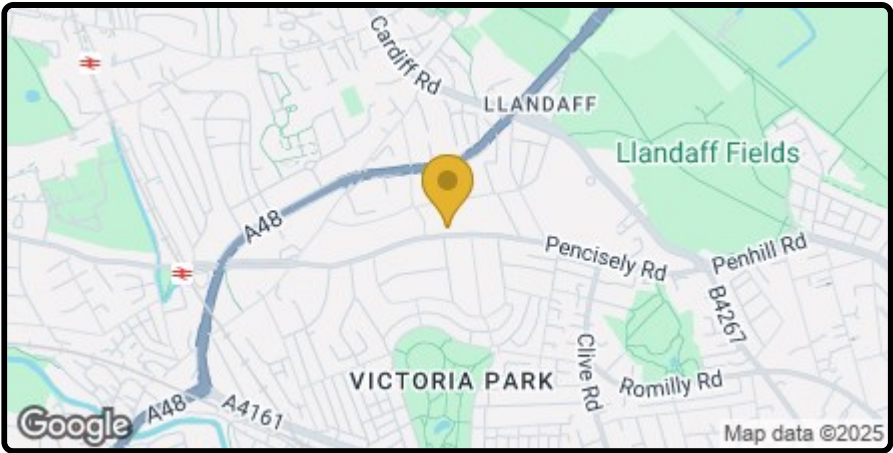
School Catchment: English medium primary catchment area: Radnor Primary School. English medium secondary catchment area: Fitzalan High School. Welsh medium primary catchment area: Ysgol Pencae. Welsh medium secondary catchment area. Ysgol Gyfun Gymraeg Glantaf.
Private Schools - Cathedral School and Howells School are both within walking distance.

Comprehensive alarm and CCTV system installed for ultimate peace of mind. The property is further enhanced by newly installed, UPVC windows , a modern gas central heating system, comprehensive rewiring, Wi-Fi boosters, and a striking contemporary rear extension as well as an attic conversion.

Key Executive Sales

02920 489 000 | info@keyexecutivesales.co.uk |www.keylet.co.uk |117-120 Bute Street, Cardiff Bay, Cardiff, CF10 5AE
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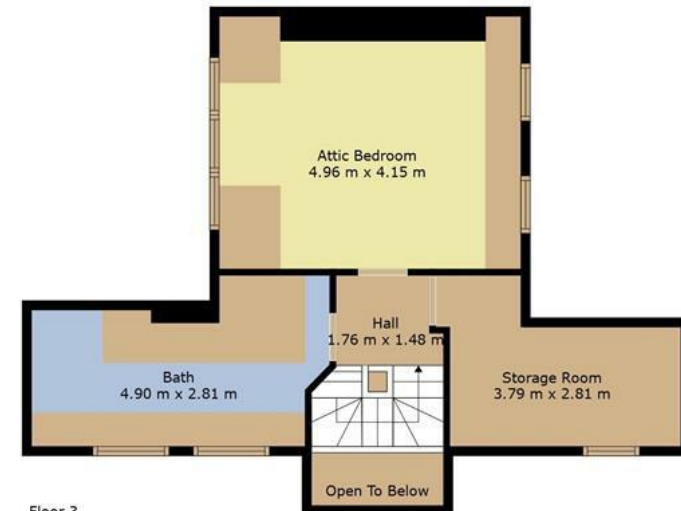


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



Floor 2



Floor 3



Floor 1

TOTAL: 240 m2
 FLOOR 1: 112 m2, FLOOR 2: 96 m2, FLOOR 3: 32 m2
 EXCLUDED AREAS: FIREPLACE: 0 m2, LOW CEILING: 14 m2, OPEN TO BELOW: 2 m2
 WALLS: 20 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.