



PENCISELY ROAD

LLANDAFF





# PENCISELY ROAD

LLANDAFF, CF5 1DG - OFFERS OVER £725,000

Recently reduced to sell! This is a great opportunity to acquire a substantial property on the Llandaff and Pontcanna border. The renovation is roughly 50% complete with a wrap around extension offering over 3300 square feet. The accommodation comprises, entrance hall, bay fronted lounge, cloakroom WC, kitchen/dining/day room, utility room, gym, home office, 5 x good size bedrooms, 4 x bathrooms, dressing room and roof terrace to master bedroom, garage, driveway parking and a large rear garden. No Chain.



5 Bedrooms



4 Bathroom(s)



3310.32 sq ft

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		
England & Wales		EU Directive 2002/91/EC



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**MOORES**  
for every home

Pencisley Road Kitchen concept.

## What's happening in the Llandaff market?

Average price of a home

**£325,497**

Llandaff

How much **have prices changed?**

**↑ 4.8%**  
last 12 months

**↑ 27%**  
last 5 years

What's the average price per square foot?

**£350psf**

What's the average price of a new home?

**£373,016**



Speak to **Elliott** to find out more.

\*Data correct at the time of listing, check [www.jeffreycross.co.uk/market-insights](http://www.jeffreycross.co.uk/market-insights) for up to date property analysis

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**Entrance Halway**

3.78m x 2.28m (12'4" x 7'5")

**Lounge**

4.01m x 3.81m (13'1" x 12'5")

Bay Fronted

**Downstairs WC**

1.92m x 2.48m (6'3" x 8'1")

**Open plan Living Kitchen and Dining**

9.47m x 5.91 (31'0" x 19'4")

**Laundry Utility Room**

3.92m x 2.35m (12'10" x 7'8")

**Gym**

3.92m x 3.11m (12'10" x 10'2")

**Pantry / Wine cellar**

3.92m x 2.47m (12'10" x 8'1")

**To the first floor****Master Bedroom**

7.74m x 4.11 widest points (25'4" x 13'5" widest points)

**Dressing Room**

2.32m x 3.72m (7'7" x 12'2")

**Ensuite**

3m x 2.45m (9'10" x 8'0")

**Second Bedroom**

4.11m x 3.41m (13'5" x 11'2")

**Third Bedroom**

3.81m x 4.04m (12'5" x 13'3")

**Fourth bedroom**

5.86m x 3.85 (19'2" x 12'7")

**Ensuite**

2m x 2.32m (6'6" x 7'7")

**Family Bathroom**

3.69m x 2.24m (12'1" x 7'4")

**To the Second floor****Bedroom Five**

5.15m x 3.16m (16'10" x 10'4")

Opens to a sitting area and ensuite

**Sitting Area**

4.22m x 2.53m (13'10" x 8'3")

**Ensuite**

1.79m x 3.64m (5'10" x 11'11")

**Garden**

The plot is approx 0.12 of an acre which is a great size family garden for the area

**Roof Terrace**

4.13m x 2.57m (13'6" x 8'5")

**Garage**

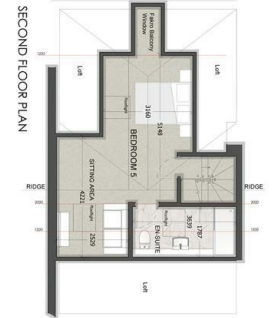
3.95m x 5.20m (12'11" x 17'0")

**Tenure****Council Tax**

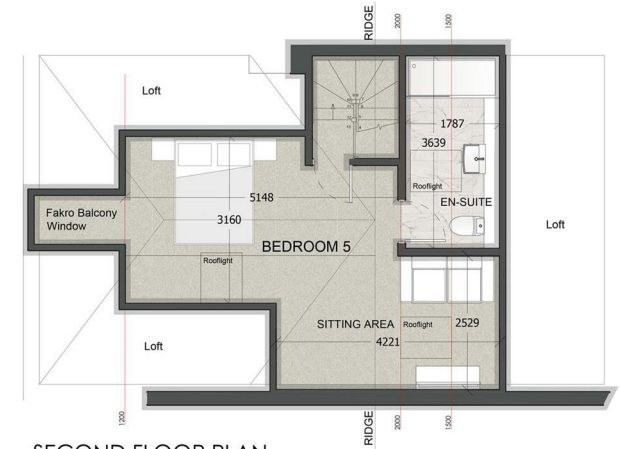
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**Additional Information**

There is an additional plot of land to West of the site that can be purchased separately.

**Pencisley Road, Llandaff, Cardiff CF5 1DG**Approx - 307.65m<sup>2</sup> / 3,310.32 SQFT.

\*Plans provided by architect for reference purposes only and should be treated as a guide.



CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss