

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



PENCISELY ROAD
LLANDAFF

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LLANDAFF, CF5 1DG - £699,000

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 bedroom(s) 4 bathroom(s) 3310.32 sq ft

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
Band - G

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



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

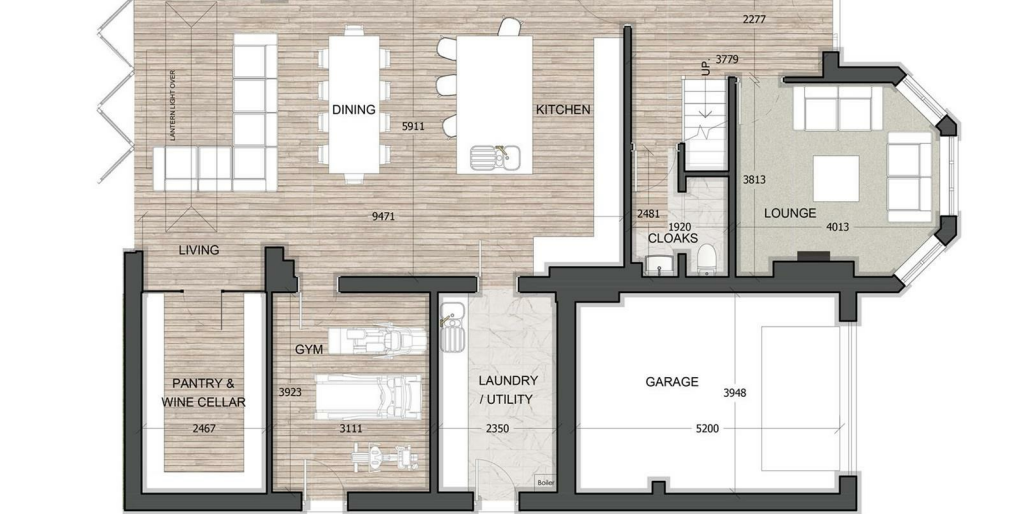
What's the average price of a new home?

£373,016

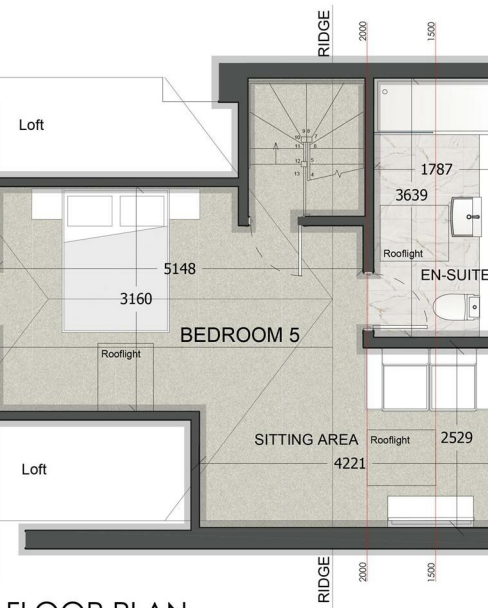
Speak to Elliott to find out more.

*Data correct at the time of listing. check www.jeffreyreps.co.uk/market-insights for up to date property analysis

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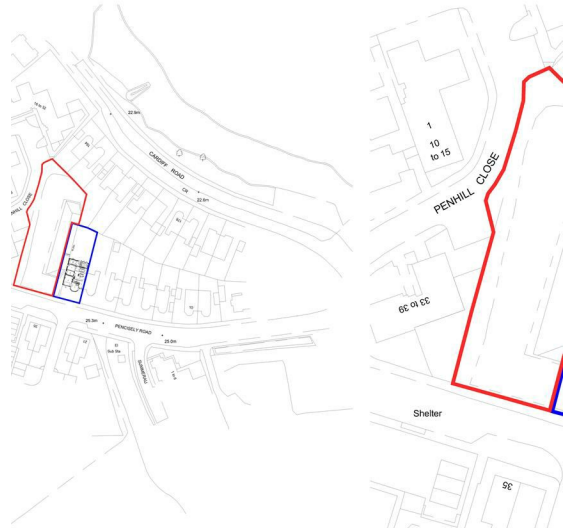


GROUND FLOOR PLAN



FIRST FLOOR PLAN

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



1:500 scale varies @ A

Pencisley Road, Llandaff, Cardiff CF5 1DG
Approx - 307.65m² / 3,310.32 SQFT.



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

