

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



PENCISELY ROAD  
LLANDAFF





#### ADDITIONAL INFORMATION

The developer has embraced smart home technology with features to include being fully Wi-Fi ready and Bluetooth mirrors to each bathroom.

Resin Driveway.

The property is further enhanced by newly installed, heritage-style sash windows, a modern gas central heating system, comprehensive rewiring, Wi-Fi boosters, and a striking contemporary rear extension.

Tenure: Freehold. Please verify via your Solicitor.

Council Tax: H. Approximately £3431.00 per annum.

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. Cathedral School and Howells School are both within walking distance.

#### HALL

4.85m x 1.80m (15'11 x 5'11)

#### LOUNGE

5.46m into bay x 3.18m (17'11 into bay x 10'5)

#### SITTING ROOM

4.01m x 3.28m (13'2 x 10'9)

#### DINING AND DAY AREA

4.55m x 3.81m (14'11 x 12'6)

#### KITCHEN

7.39m x 6.43m max (24'3 x 21'1 max)

#### UTILITY ROOM

2.26m x 1.65m (7'5 x 5'5)

#### BOOT ROOM/WC

2.36m x 1.88m (7'9 x 6'2)

#### STORAGE CUPBOARD/CLOAKROOM

#### WINE CELLAR

#### 1ST LANDING

#### BEDROOM

5.44m into bay x 3.23m (17'10 into bay x 10'7)

#### BEDROOM

4.06m x 3.35m (13'4 x 11)

#### BEDROOM

3.51m x 2.26m (11'6 x 7'5)

#### BEDROOM

3.66m x 3.25m (12 x 10'8)

#### FAMILY BATHROOM

3.07m x 2.26m (10'1 x 7'5)

#### 2ND LANDING

#### MASTER BEDROOM

7.34m x 5.26m max (24'1 x 17'3 max)

#### ENSUITE

2.92m x 2.03m (9'7 x 6'8)

#### STORAGE CUPBOARD







## PENCISELY ROAD

LLANDAFF, CF5 1DH - £1,150,000



5 Bedroom(s)



3 Bathroom(s)



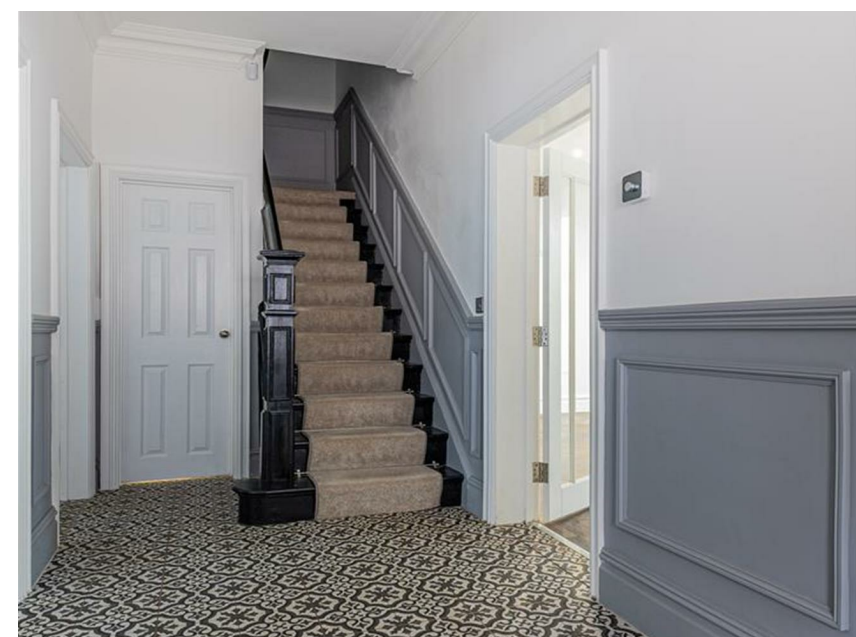
2185.09 sq ft

A comprehensively refurbished 5 bedroom semi detached property in a delightful location, located a short walk from both Pontcanna and Llandaff amenities. The property comprises reception hall, bay fronted lounge, sitting room, beautiful open plan kitchen/dining and day room, utility room, wine storage and boot room/cloakroom WC with shower. To the upper floors are five good size bedrooms, stunning four piece family bathroom and stylish ensuite to the master suite. The property further benefits large rear garden and secure off road parking to the front. No Chain.



### PROPERTY SPECIALIST

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Valuer







Floor 0



Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(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