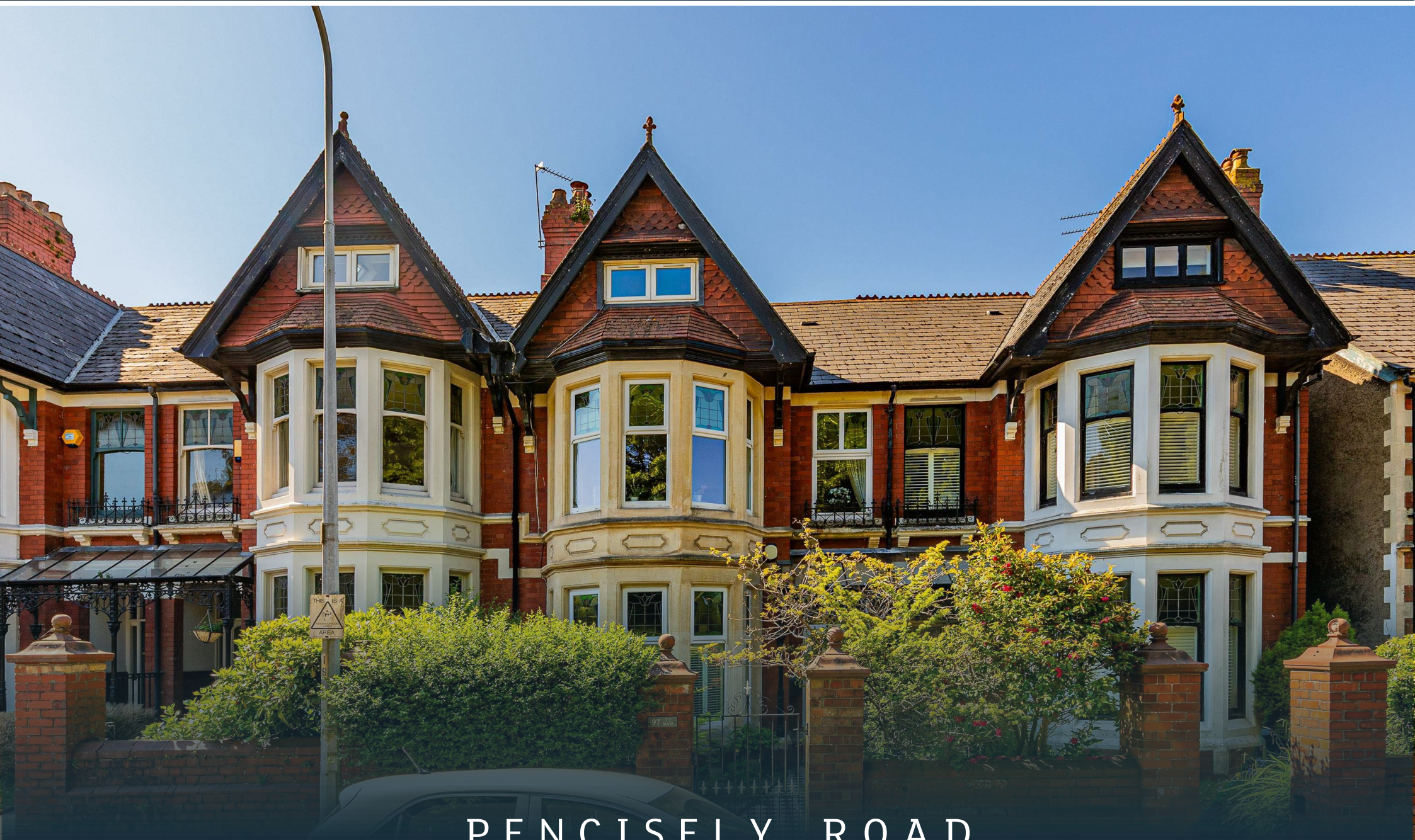


Jeffrey Ross

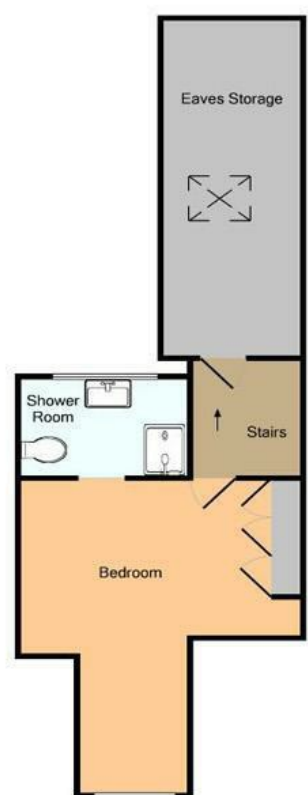
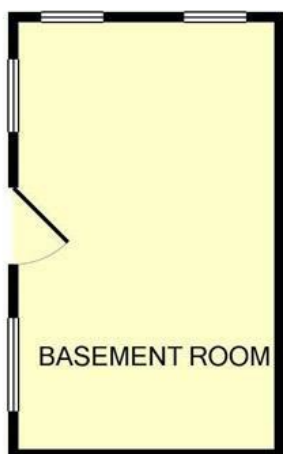
STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



PENCISELY ROAD
LLANDAFF



Pencisely Road, Llandaff, CF5 1DJ
Total Area - 221.9m² / 2,387.64sqft





A wonderful property, offering the perfect blend of sophistication, classic charm & functionality.

Comments by - Mrs Ruby Ledley



PENCISELY ROAD

LLANDAFF, CF5 1DJ - GUIDE PRICE - £830,000



4 Bedroom(s)



3 Bathroom(s)



2387.00 sq ft

Nestled on the esteemed Pencisely Road in the charming area of Llandaff, Cardiff, this exquisite house offers a perfect blend of modern living and classic elegance. With four spacious bedrooms, this property is ideal for families seeking comfort and style. The home boasts three well-appointed reception rooms, providing ample space for relaxation and entertaining guests.

The property is adorned with original features that add character and charm, creating a warm and inviting atmosphere throughout. Each of the three bathrooms is designed with both functionality and luxury in mind, ensuring convenience for all residents and visitors alike.

Situated in a prime location, this house benefits from the tranquillity of suburban life while remaining close to local amenities, schools, and transport links. The pristine condition of the property means that it is ready for you to move in and make it your own.

PROPERTY SPECIALIST

Mrs Ruby Ledley
02920499680
ruby@jeffreygross.co.uk
Valuer



Hallway

Lounge
4.89 x 4.1 (16'0" x 13'5")

Study
3.66 x 2.97 (12'0" x 9'8")

Utility Room
4 x 2.41 (13'1" x 7'10")

WC

Kitchen
4.76 x 3.7 (15'7" x 12'1")

Landing

Bedroom 1
4 x 5.5 (13'1" x 18'0")

Bedroom 2
3.67 x 3.5 (12'0" x 11'5")

Bedroom 3
4.56 x 3.7 (14'11" x 12'1")

Bathroom
2.67 x 3.09 (8'9" x 10'1")

Shower Room
2.77 x 2.67 (9'1" x 8'9")

Bedroom 4
5.6 x 4.5 (18'4" x 14'9")

En-Suite
1.75 x 2.69 (5'8" x 8'9")

Basement / Games Room
4.79 x 3.4 (15'8" x 11'1")

Tenure
This property will be sold as Freehold. This is to be confirmed by your legal representative.

EPC

Council Tax
Band G

Garden
A well maintained garden, with new composite decking, and mature shrubs and plants.

School Catchment
My English medium primary catchment area is

Radnor Primary School (year 2024-25)
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established.

My English medium secondary catchment area is Fitzalan High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Pencae (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





