

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



PENCISELY ROAD
LLANDAFF



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

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

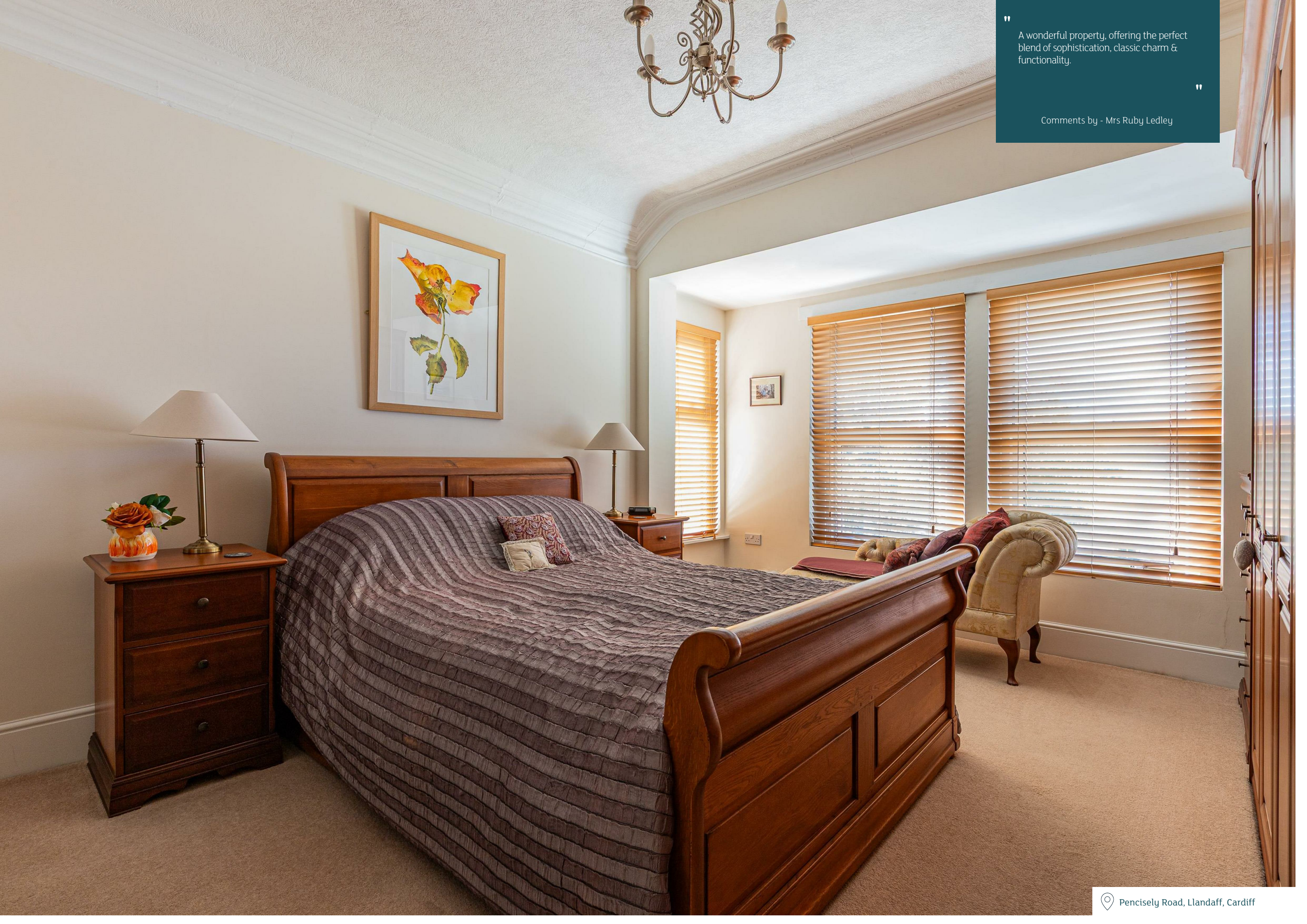
My English medium primary catchment area is
Radnor Primary School (year 2024-25)
Note - Howardian Primary and Ysgol

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)



"

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

"

Comments by - Mrs Ruby Ledley

PENCISELY ROAD

LLANDAFF, CF5 1DJ - £800,000

 4 bedrooms  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
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Valuer



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

