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CARDIFF

VALE

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BRISTOL



*Pencosely Road*

LLANDAFF





*Located on popular Pencisely Road in Llandaff, this four-bed home mixes classic charm with modern comfort. It has three bright reception rooms, three bathrooms, and plenty of original features that give the place real character.*

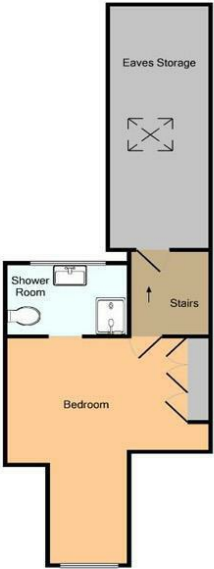
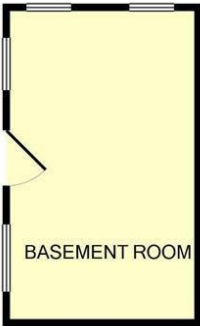
Comments by Mrs Ruby Ledley



**Property Specialist**  
**Mrs Ruby Ledley**  
Valuer

[ruby@jeffreycross.co.uk](mailto:ruby@jeffreycross.co.uk)

Pencisely Road, Llandaff, CF5 1DJ  
Total Area - 221.9m<sup>2</sup> / 2,387.64sqft



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

Comments by the Homeowner







# Pencisely Road

Llandaff, Cardiff, CF5 1DJ

Offers In Excess Of  
**£800,000**



4 Bedroom(s)



3 Bathroom(s)



2387.00 sq ft



Contact our  
***Pontcanna Branch***  
02920 499680

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.

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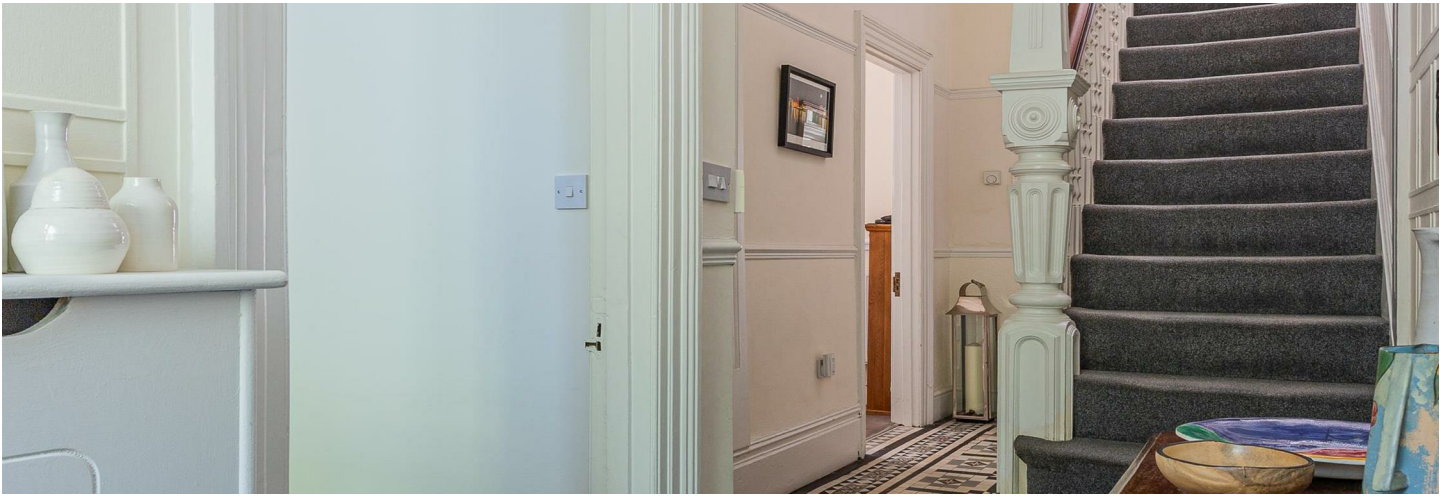
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Hallway	Bedroom 4 18'4" x 14'9" (5.6 x 4.5)	Fitzalan High School (year 2024-25)	
Lounge 16'0" x 13'5" (4.89 x 4.1)	En-Suite 5'8" x 8'9" (1.75 x 2.69)		
Study 12'0" x 9'8" (3.66 x 2.97)	Basement / Games Room 15'8" x 11'1" (4.79 x 3.4)	My Welsh medium primary catchment area is Ysgol Pencae (year 2024-25)	
Utility Room 13'1" x 7'10" (4 x 2.41)	Tenure		
WC	This property will be sold as Freehold. This is to be confirmed by your legal representative.		
Kitchen 15'7" x 12'1" (4.76 x 3.7)	EPC	My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)	
Landing	Council Tax		
Bedroom 1 13'1" x 18'0" (4 x 5.5)	Band G		
Bedroom 2 12'0" x 11'5" (3.67 x 3.5)	Garden	A well maintained garden, with new composite decking, and mature shrubs and plants.	
Bedroom 3 14'11" x 12'1" (4.56 x 3.7)	School Catchment		
Bathroom 8'9" x 10'1" (2.67 x 3.09)	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.		
Shower Room 9'1" x 8'9" (2.77 x 2.67)	My English medium secondary catchment area is		









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

