



PENCISELY ROAD

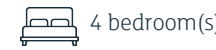
LLANDAFF





PENCISELY ROAD

LLANDAFF, CF5 1DL - £1,570,000



4 bedroom(s)



4 bathroom(s)



3874.00 sq ft

A stunning renovation on one of Cardiff's finest roads. This much improved home has been transformed from its original shell whilst still maintaining its charm. The accommodation has had a triple height extension to the rear, purpose built annex and has been comprehensively refurbished throughout. The accommodation briefly comprises entrance hallway, bay fronted lounge currently being used as a home office, TV room, cloakroom WC and stunning kitchen/day/dining room to the rear with double height ceiling which is fully glazed with smart glass to the South elevation. To the upper floors are four large double bedrooms, family bathroom and 3 x ensuites. There are fitted wardrobes to all bedrooms and a walk in wardrobe and sauna to the master bedroom. The property further benefits a large detached annex to include outdoor kitchen/entertaining space, gym and playroom/office.

The property is situated on the corner of Chargot Road and within walking distance of Llandaff Village, Waun Gron shopping parade, Victoria Park/Pontcanna amenities and both Howells and the Cathedral school.,

PROPERTY SPECIALIST

Mr Ross Hooper-Nash

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Director







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 	

















ENTRANCE HALLWAY

DOWNSTAIRS WC

- Lusso sanitary ware
- Mandarin stone tiles
- Shutters
- Oak sills
- Nu heat underfloor heating

STUDY/2ND RECEPTION

- Broadleaf herringbone timber flooring
- Nu heat underfloor heating
- Sigma 3 study cabinets
- Neptune paint walls and ceiling

LOUNGE

- Built in TV unit
- Nuheat underfloor heating
- Broadleaf herringbone oak floor
- Neptune paint walls and ceiling
- Sigma 3 TV unit
- Shutters

OPEN PLAN, LIVING, DINING AND KITCHEN AREA

- Neptune kitchen with 2 x Miele dishwashers and Everhot electric oven , 5 operation Quooker Tap/Fisher and Paykel Fridge and Freezer (American ex large style) and additional Miele fridge in breakfast cabinet and Insinkorator in double Belfast sink
- Mandarin stone tiles with ditra underlay
- Contura wood burning stove/fireplace.
- Underfloor Nu heat flooring
- Neptune paint on all walls and ceiling
- Quartz worktops
- Smart Aluminium sliding and glass Curtain Panels
- Electric Roller blinds on all sliding
- Air Conditioning unit in addition to the central heating

UTILITY ROOM

- Neptune Cabinets
- Miele freezer
- Miele tumble dryer and washing machine
- Mandarin stone tiles
- Quartz tops

TO THE FIRST FLOOR

BEDROOM ONE

- Broadleaf oak flooring
- Sigma3 cabinets
- Shutters
- Oak sills
- Cast iron radiator

BEDROOM TWO & THREE AND ENSUITE

Bedroom 2 and 3 with ensuites (shower rooms)

- Cast iron radiators and Lusso ensuite radiators
- Broadleaf oak timber flooring
- Mandarin stone tiling
- Neptune paint
- Shutters
- oak sills
- Sanitary ware Lusso Stone

BEDROOM FOUR

FAMILY BATHROOM

- Burlington Sanitary ware / bath and shower
- Mandarin stone tiles
- Sigma 3 cabinet
- Shutters
- Radiators

TO THE SECOND FLOOR

MASTER SUITE

- Broadleaf timber oak flooring
- Contura Wood burning fireplace
- Mandarin stone tiling
- Lusso sanitary ware
- Neptune paint
- Air Conditioning unit in addition to the central heating

SAUNA AND WALK-IN- WARDROBE

- Americas western red cedar panelling and bench
- Traditional Tylo sauna heater
- Mandarin stone tiles
- Sigma3 cabinets

BATHROOM SUITE

GARDEN

ANNEX/ BRAAI ROOM

- Mandarin herringbone tiles terracotta
- Neptune kitchenette with Miele fridge/freezer and dishwasher
- Wine- cooler
- Stainless steel braai
- Electric radiator

GYM

- Mandarin stone tiles
- Electric radiators
- Neptune paint

DRIVEWAY

Parking for multiple vehicles

TENURE

We are informed by our client that the property if Freehold, this is to be confirmed by your legal advisor.

COUNCIL TAX

Band - G

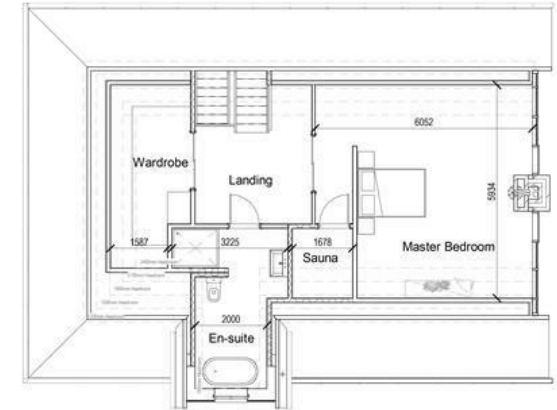
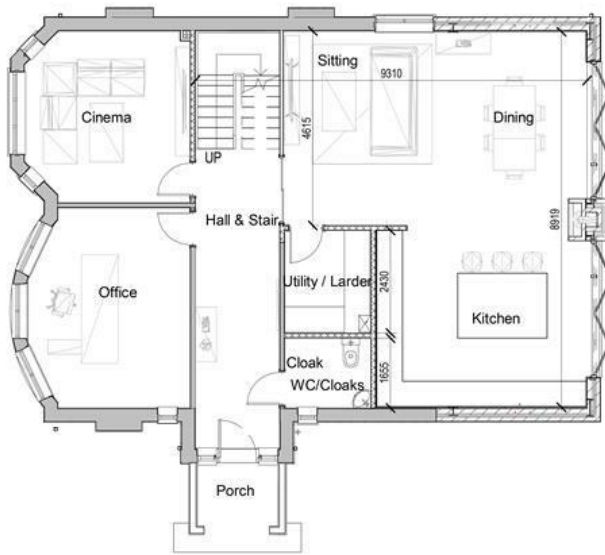
ADDITIONAL INFORMATION

Other items

- All aluminium windows and doors are Smart
- UPVC window and door
- Smart front door aluminium
- Water filtration system
- Underfloor heating system to ground floor
- All boundary walls are new
- Electrical gate system, steel gates powder coated
- Marble paving
- Mandarin stone paving
- Landscape – Portuguese laurels and hedges
- Hydro pool/self cleaning jacuzzi
- All composite fencing and decking and wall cladding Ecoscapes UK



Comments by Mr Ross Hooper-Nash



GF ISO



FF ISO



SF ISO

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