

# Pencisely Road

LLANDAFF, CARDIFF, CF5 1DJ

**GUIDE PRICE £795,000**

**Hern &  
Crabtree**



# Pencisely Road

A spacious and superbly presented double bay fronted mid-terrace house perfectly positioned between Llandaff and Pontcanna. The property is light and spacious, offering a versatile accommodation split over three floors and an additional space in the lower ground floor garden room. This elegant residence has kept many period features and is teamed beautifully with contemporary kitchen and bathrooms.

Modernised by the current owners but still with plenty of charm and character throughout, the accommodation briefly comprises: Entrance Hall, Living Room, Kitchen/Diner, Utility Area, Cloakroom and a further Study to the ground floor. To the first floor are Three Double Bedrooms and a beautifully presented Bathroom and separate Shower Room. Furthermore, to the top floor is a Double Bedroom complete with En-Suite. The property further benefits from an enclosed rear garden with rear lane access and a Garden Room which is being used as further living space.

Pencisely Road is situated in-between Llandaff, Pontcanna and Victoria Park and is a popular location amongst a variety of buyers thanks to the ample local amenities, parks and eateries all within walking distance. There is a regular bus service connecting the city centre and the Taff Trail can be easily picked up from Pontcanna Fields and Bute Park. There are reputable English and Welsh schools close by. Early internal viewings are advised to fully appreciate this wonderful home.

- Traditional Double Bay Terrace
- Living Room
- Utility
- Cloakroom
- First Floor Shower Room and Bathroom
- Four Bedrooms
- Study
- Kitchen
- Rear Garden
- Second Floor Bedroom With En-Suite



**2380.00 sq ft**

### Entrance Porch

Entered via a pvc front door, coved ceiling, dado rail, part tiled walls, tiled floor.

### Hall

Entered via wood front door, stairs to the first floor with understairs cupboard, coved ceiling, plate rack, wood paneling, original tiled flooring.

### Living Room

Double glazed windows to the front with stained glass windows to the top and fitted shutters, radiator, wooden surround with slate hearth, small multifuel burner, enclosed wall panelling.

### Study

Double glazed window to the rear, radiator, coved ceiling, dado rail, built in cupboard, wooden fire surround.

### Utility

Double glazed window to the side and double glazed patio door to the side, wall and base units with hard wood and marble worktop, a ceramic sink space and plumbing for a washing machine and tumble dryer, heated towel rail, tiled floor,

### Cloakroom

Double obscure glazed window to the side, w.c and wash hand basin, heated towel rail, part tiled walls, recess lights, tiled floor.

### Kitchen

Double glazed sliding patio doors to the rear, wall and base units with marble worktop, a seven ring hob with two ovens and one grill and warming area, stainless steel sink with draining grooves, integrated dishwasher, integrated fridge, coved ceiling, plate rack, dado rail, radiator, wood effect vinyl floor.

### First Floor Landing

Stairs rise up from the hall with wooden handrail, dado rail, stairs to the second floor.

### Bedroom One

Double glazed window to the front with stained glass to the top, radiator, coved ceiling, dado rail, wood fire surround.

### Bedroom Two

Double glazed window to the rear, radiator, coved ceiling, built in wardrobe.

### Shower Room

Double obscure glazed windows to the side, corner shower, w.c and wash hand basin, tiled floor.

### Bathroom

Double obscure glazed window to the side, a free standing bathtub, corner shower, w.c and wash hand basin, heated towel rail, tiled floor.

### Bedroom Three

Double glazed window to the side and rear, storage cupboard, cast iron fire place, radiator.

### Second Floor Landing

Stairs rise up from the first floor landing, eaves storage area, dado rail.

### Loft Bedroom

Double glazed window to the front, built in wardrobes, radiators.

### En Suite

Double glazed window to the rear, walk in shower, double sink, w.c heated towel rail, recess lights, half tiled walls, tiled floor.

### Garden Room

With two double glazed windows to the side, recess lights, radiator, stainless steel sink, tiled floor, pvc door.

### Side

Cold water tap and electric power points.

### Rear Garden

A tiered garden, paved area with wooden surround, steps down to a decked area, further steps down to a lockable gate for the rear lane.

### Front

A forecourt front with low rise wall, pedestrian gate, tiled path to front door.

### Tenure and additional information

We have been advised by the seller that the property is freehold.

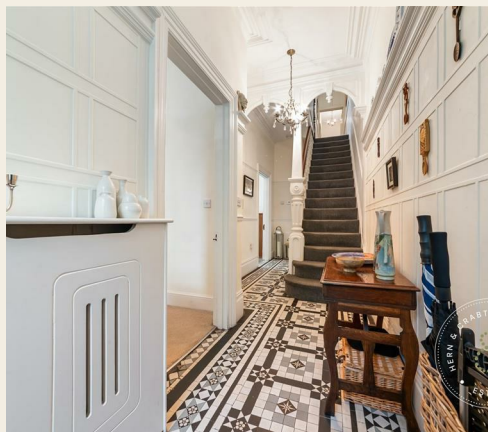
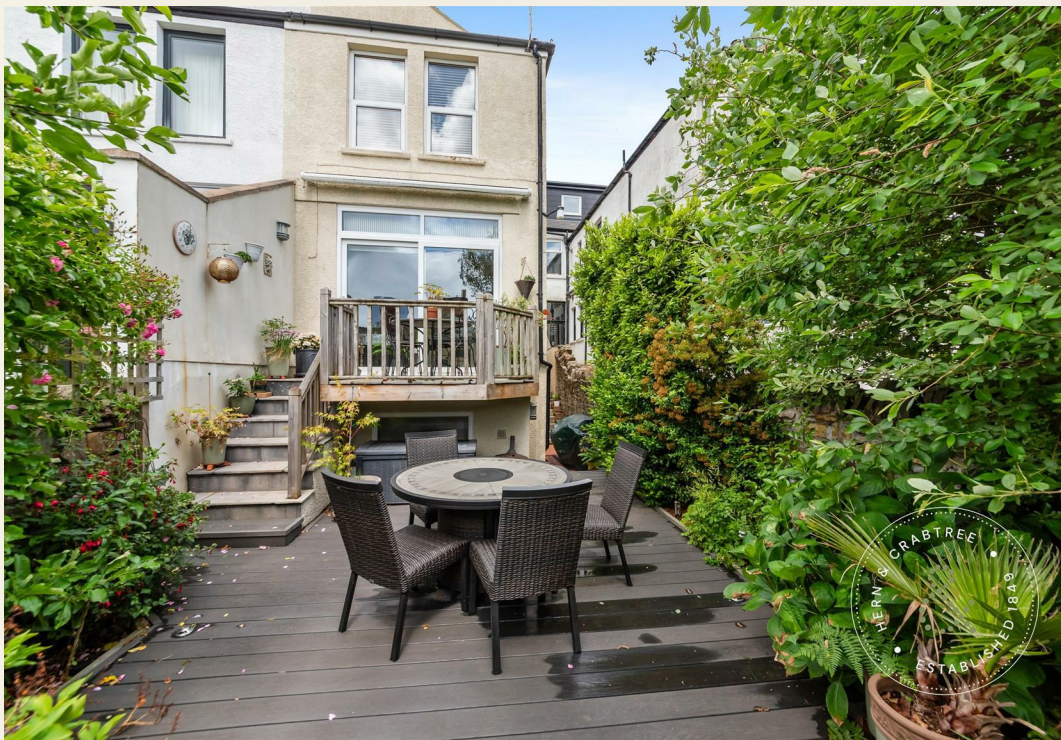
Council Tax - G

Epc - D

### Disclaimer

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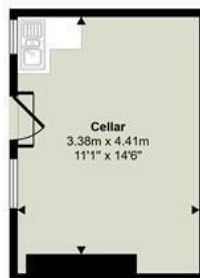
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



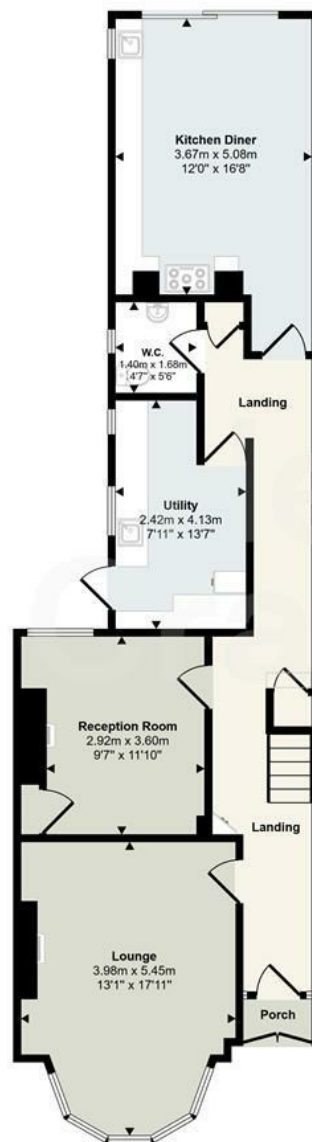




Approx Gross Internal Area  
221 sq m / 2380 sq ft



Cellar  
Approx 16 sq m / 173 sq ft



Ground Floor  
Approx 86 sq m / 930 sq ft



First Floor  
Approx 88 sq m / 943 sq ft

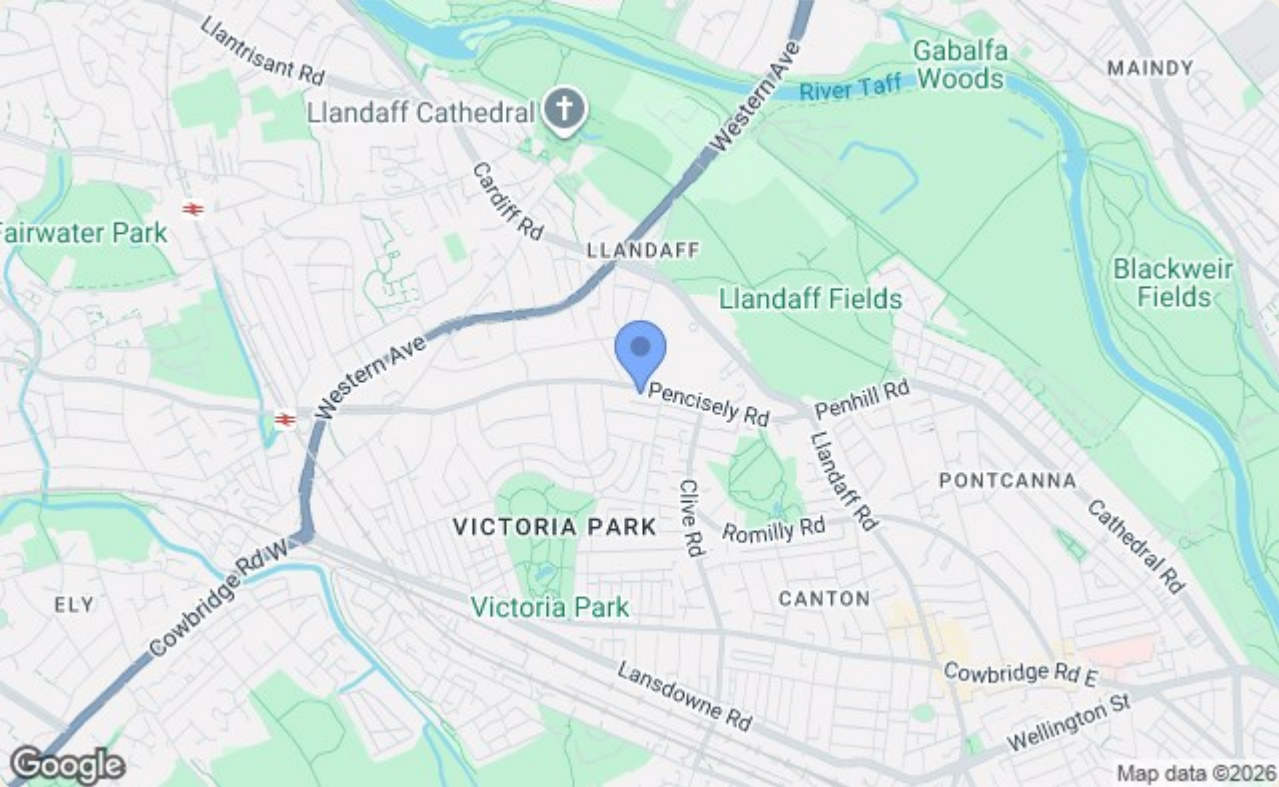


Second Floor  
Approx 31 sq m / 334 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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| 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 | 74        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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