

## Pencisely Road

Llandaff, Cardiff CF5 1DJ

- EPC=D
- Duplex Maisonette
- Split Over First & Second Floors
- Three Double Bedrooms
- Kitchen Diner
- Period Features
- Light and Spacious
- Popular Location

Guide price £325,000

[www.hern-crabtree.co.uk](http://www.hern-crabtree.co.uk)



Behind the beautiful Edwardian facade is a rarely available impressive duplex maisonette nestled in-between Llandaff, Pontcanna and Canton. Offering over 1,450 square feet, boasting high ceilings and period features this home delivers a spacious and light environment. A neutral palette has been used throughout which compliments the natural wood floors and doors and the handsome original sash wood windows to the front.

Briefly comprising: Entrance Hall with period flooring with stairs rising to the first floor. On the first floor, you'll find two double bedrooms, bathroom, kitchen/diner, cloakroom and a generous lounge with wood burning stove. Stairs lead up to the second floor to the master bedroom and a separate study with easy access to a large boarded loft space ( with potential for conversion, subject to planning/permissions).

### **Entrance Porch**

Entered via door to side with matching glazed window over into small porch with period tiled flooring.

### **Hallway**

Entered via traditional wood glazed door and stained glass window over, tiled flooring, picture rail, stairs to the first floor with dog leg staircase and half landing, wood glazed window.

### **First Floor Landing**

Stairs to the second floor, radiator, spotlights, security phone system.

### **W.C**

Fitted with w.c, cork flooring, wood sash window.

**Lounge** 18'2 max into bay x 13'8 max into recess (5.54m max into bay x 4.17m max into recess)

Traditional wood sash bay window to the front with stained glass over, period cornicing, picture rail, spotlights, wood burning stove with wooden surround and slate hearth, radiator.

**Kitchen/Diner** 14'5 max x 11'10 max (4.39m max x 3.61m max)

Double glazed pvc window to the rear, period cornicing, radiator, kitchen fitted with mainly base units and a central island, four ring gas hob and integrated oven, space for fridge/freezer, space and plumbing for condensing tumble dryer and washing machine, space and plumbing for slimline dishwasher, one and a half bowl sink and drainer with mixer tap, central heating boiler concealed in



cupboard, larder with window, vinyl flooring.

**Bedroom One** 13'8 max x 15'8 max (4.17m max x 4.78m max)

Double glazed window to the rear, radiator, fireplace surround, cornicing, picture rail.

**Bedroom Two** 11' max x 11'4 max (3.35m max x 3.45m max)

Traditional wood sash window to the front with stained glass, cornicing, picture rail, radiator, feature cast iron fireplace with decorative tiles and hearth.

### **Bathroom**

Obscure window to rear. Panelled bath with shower over. Wash hand basin. Part wood panelling part tiled walls. Radiator. Cork style flooring.

## **Second Floor**

Stairs rise from first floor with dog leg staircase, half landing with traditional stained glass sash window, linen cupboard with shelving.

### **Bedroom Three 24'10 x 12'11 (7.57m x 3.94m)**

Double glazed skylight window to the rear and wood window to the front, two radiators, stripped wood flooring.

### **Study 6'11 max x 8'8 max (2.11m max x 2.64m max)**

Double glazed skylight window, radiator, eaves storage and access door into large boarded loft space and housing the hot water tank (and with potential for conversion, subject to planning/permission).

\*\*restricted head height.

## **Front**

A forecourt front with gate to side leading to the maisonette door.



