

Pencisely Road

Llandaff, Cardiff CF5 1DR

Guide price

£775,000



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An imposing traditional double bay fronted four bedroom semi-detached family home located on one of the most prestigious streets in Llandaff. With spacious living, good size bedrooms and a generous rear garden, this really is the perfect forever home.

With plenty of original features, lots of character and excellent potential to extend, the accommodation briefly comprises: entrance porch, hallway, lounge, sitting room, dining room, kitchen/breakfast area, walk in pantry, utility room and cloakroom to the ground floor. To the first floor are four bedrooms, with an en-suite to the master and a family bathroom with a separate W.C. The property further benefits from generous front and rear gardens, a long drive with off street parking for multiple vehicles and a garage.

Pencisely Road is situated within walking distance of Llandaff Village and the Insole Shops as well as the ever so popular Victoria Park. The Cathedral School and Howell's School Llandaff are perfectly positioned close by. Internal viewings are highly recommended!



Entrance Porch

Entered via wooden glazed french doors, slate tiled flooring.

Hallway

Entered via traditional wood front door with stained glass window, radiator, coved ceiling, herringbone hardwood flooring, stairs to the first floor.

Lounge 15'4 max x 15'9 max into bay (4.67m max x 4.80m max into bay)

Double glazed pvc bay window to the front with stained glass above, coved ceiling, radiator, formally a gas fireplace now decorative with wooden mantle and slate hearth, herringbone hardwood flooring.

Sitting Room 12'9 max x 14'9 max (3.89m max x 4.50m max)

Double glazed pvc window to the front with stained glass above, radiator, coved ceiling, picture rail, fireplace with marble hearth and surround and wooden mantle, herringbone hardwood flooring.

Dining Room 13'11 max x 12'11 max (4.24m max x 3.94m max)

Double glazed sliding patio doors leading out to the garden, radiator, coved ceiling, herringbone hardwood flooring.

Kitchen/Breakfast Room/Pantry 10'2 max x 15'2 (3.10m max x 4.62m)

Double glazed windows to the side, kitchen fitted with wall and base units with work tops over, four ring electric hob with stainless steel splashback and cooker hood above, oven and grill, one and a half bowl stainless steel sink and drainer with mixer tap, integrated

microwave, plumbing for washing machine, space for fridge/freezer, radiator, plate rack, doorway to pantry housing, Worcester gas combination boiler, shelving and double glazed window to the side.

Inner Lobby/Utility Room

Door to garden, plumbing for washing machine, shelving for double stack tumble, radiator, wash basin, double obscure glazed window to the rear.

Cloakroom

Fitted with W.C Tiled flooring, double obscure glazed window to the rear.

First Floor Landing

Stairs rising from entrance hall with wooden bannister and Arts & Craft spindles and dog leg staircase, stained glass window, coved ceiling, picture rail.

Bedroom One 15'5 max x 12'1 max (4.70m max x 3.68m max)

Double glazed pvc bay window to the front, radiator, door to:

En Suite Shower Room

Fitted with electric shower with sliding glass door, w.c and wash basin, heated towel rail, extractor fan, spotlights, vinyl flooring.

Bedroom Two 15'3 max x 10'4 max (4.65m max x 3.15m max)

Double glazed window to the front, radiator, fitted wardrobes.

Bedroom Three 13'10 max x 11'7 max (4.22m max x 3.53m max)

Double glazed window to the rear, radiator, picture rail.

Bedroom Four 10'2 max x 7'4 max (3.10m max x 2.24m max)

Double glazed window to the rear, radiator, picture rail, loft access.

Bathroom 4'9 max x 10'3 max (1.45m max x 3.12m max)

Fitted with a white suite comprising P shaped spa bath with plumbed shower and glass screen, and vanity unit with glass wash basin with mixer tap, chrome heated towel rail, shaver mirror, double obscure glazed window to the rear, half tiled walls, vinyl flooring.

W.C

Fitted with W.C, vinyl flooring, double obscure glazed window to the side.

Rear Garden

Enclosed rear garden, lawn, large patio, separate dining area, selection of mature shrubs, trees and flower borders, outside cold water tap, gate to side leading to driveway and door to garage.

Garage

A detached single garage.

Outside Front

Driveway for several vehicles, lawn, low rise wall.

Tenure

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





