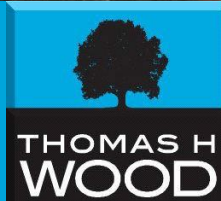




121 Pencisely Road

Llandaff, Cardiff, CF5 1DL



Offers In Excess Of £650,000

4 Bedrooms



An excellent opportunity to purchase a handsome, traditional detached property with exceptional character offering excellent potential. Located between Llandaff and Victoria Park, this charming family home is sited on a generous sized plot, which has the possibility of extending the current structure (subject to planning). The property is in need of updating and modernisation, however it retains some superb original features, including hardwood wood block flooring, polished wooden internal doors with original door furniture and extremely generous sized rooms. The accommodation comprises an open porch, entrance hall, drawing room, living room, dining room, kitchen, downstairs WC, landing, four bedrooms, family bathroom and WC. To the rear is a South facing garden with detached brick garage offering off-road parking. Ideally located between Llandaff and Pontcanna with its independent shops and restaurants, close to highly regarded Welsh and English schools and with easy access to Cardiff City centre.

OPEN PORCH Via brick archway with tiled flooring.

ENTRANCE HALL Via Single glazed hardwood front door with glazed side panels. Papered walls, coving, papered ceiling, original herringbone pattern wood block flooring. Double radiator panel with TRV, heating thermostat. Understairs storage cupboards. Alarm controls. Stairs to first floor.



DRAWING ROOM

15' x 13'7" (4.84m x 4.14m) max. Papered walls, coving, papered ceiling, hardwood flooring. Double glazed uPVC windows to front bay. Feature stone mantelpiece with electric fire. TV point. Fitted bookshelves to one wall. Single radiator panel.

LIVING ROOM

17'4" x 13'5" (5.30m x 4.11m) max. Papered walls, coving, papered ceiling. Double glazed uPVC windows to front bay. Feature stone mantelpiece with recessed shelving and electric fire. Single radiator panel.

DINING ROOM

13'5" x 11'3" (4.11m x 3.14m) max. Papered walls and ceiling, herringbone pattern wood block flooring. Double glazed uPVC door and windows to rear. Timber storage cupboards to one wall. Two single radiator panels with TRVs.

KITCHEN

15'11" x 10'8" (4.86m x 3.27m) max. Pine effect units with granite effect worksurface and tiled splashback. 1 ½ stainless steel sink and drainer with chrome mixer tap. Double glazed uPVC windows to side and rear. Papered walls, timber panelled walls, coving, papered ceiling, vinyl flooring.

WC

Via small lobby with door to rear. White suite comprising a low level WC. Half tiled walls, papered walls and ceiling, quarry tile flooring. Double glazed uPVC window to rear.

LANDING

Via original staircase with wooden balustrade and handrails. Papered walls, dado rail, papered ceiling. Access to loft area. Cupboard containing a Worcester Greenstar condensing combi boiler.

BEDROOM 1

17'4" x 13'5" (5.30m x 4.11m) max. Papered walls, coving, papered ceiling. Double glazed uPVC windows to front bay. Fitted wardrobes to one wall. Single radiator panel with TRV. Phone point.

BEDROOM 2

15' x 13'7" (4.85m x 4.14m) max. Papered walls, coving, papered ceiling. Double glazed uPVC window to front. Single radiator panel.

BEDROOM 3

13'6" x 11'3" (4.11m x 3.14m) max. Painted walls, coving, papered ceiling. Double glazed uPVC window to rear. Double radiator panel with TRV. Fitted cupboards to one wall.

BEDROOM 4

9'9" x 7'10" (2.99m x 2.40m) max. Papered walls, coving, papered ceiling. Double glazed uPVC window to rear. Fitted storage cupboard. Single radiator panel with TRV.

BATHROOM

78" x 5'8" (2.36m x 1.76m) max. Green suite comprising a pedestal basin with chrome taps, bath with chrome taps/mixer shower. Original half tiled walls, papered walls and ceiling. Double glazed uPVC window to rear. Original electric fire.

WC

White low level WC. Half tiled walls, papered walls and ceiling. Double glazed uPVC window to side.

OUTSIDE

FRONT Crazy paving throughout front and side garden. Mature shrubs. Low brick wall to perimeter. Gate to rear garden.

REAR Paved patio area, lawn. Mature shrubs and trees. Small brick built shed, brick built garage with up and over door, power and light. External tap.

TENURE

This property is understood to be freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX Band G





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 c
55-68	D	58 d	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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