

# Land At Pencisely Road,

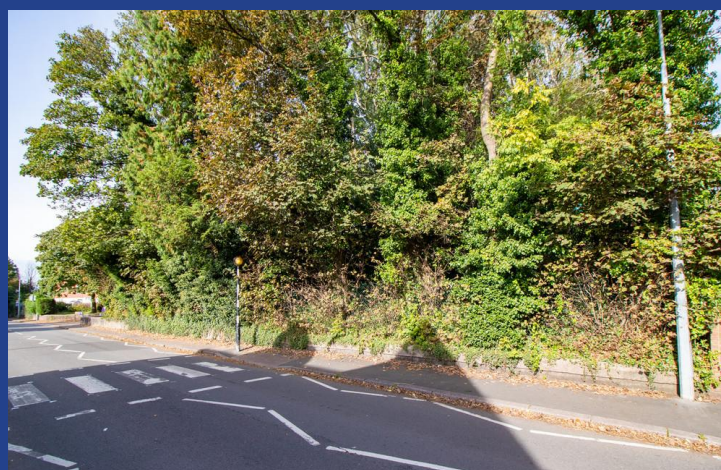
Llandaff, Cardiff, CF5 1DG



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£275,000**



**Building Plot / Land With Development Potential**

# Property Description

**\*\* PLOT OF LAND FOR SALE IN PRIME POSITION \*\*  
WITH DEVELOPMENT POTENTIAL \*\*** MGY are pleased to offer this 0.36 acre (0.14 ha) parcel of land situated in a prime position on Pencisely Road, Llandaff, set amongst a mix of traditional and modern homes, including a number of executive housing developments. Only a short walk is the bustling area of Pontcanna offering a variety of shops which include cafes, restaurants, pubs, barbers/hairdressers, convenient stores to name a few, and expansive playing fields offering superb walks, children's park and sporting events. The land is also within a stones throw of the highly regarded Howells School, and a short drive/bus journey to the Llandaff Cathedral School. The plot offers development potential subject to necessary planning permission, which has not yet been applied for. The current owner and architect have proposed a number of schemes for the site having carried out various feasibility studies - plans available on request.

**Tenure Freehold**

**Council Tax Band N/A**

**Site Area Approx 0.36 acres**

**Viewing Arrangements  
Strictly by appointment**

## ADDITIONAL INFORMATION

MGY are advised that the tenure is freehold. No services connected - we advise interested parties to make their own enquiries. Architects drawings are available on request.



**Pontcanna 02920 397152**

95 Pontcanna Street, Pontcanna, Cardiff, South  
Glamorgan, CF11 9HS



**mgyc.co.uk**

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