

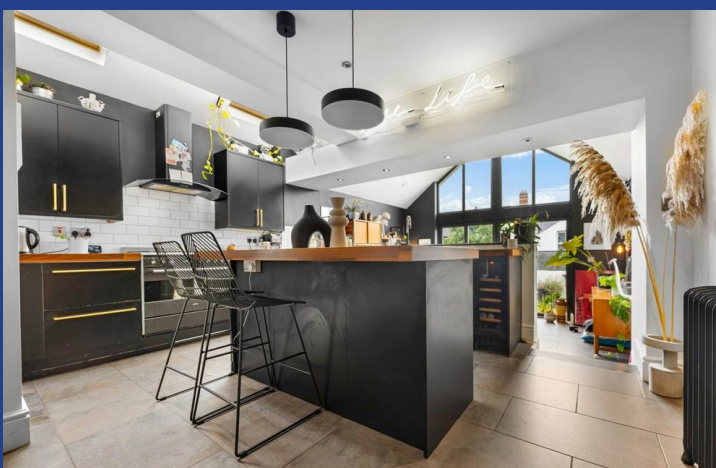
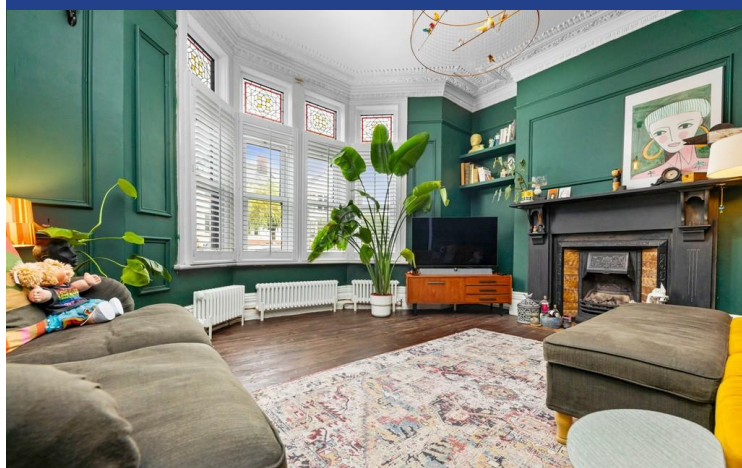
Pencisely Road,  
Llandaff,  
Cardiff, CF5 1DH



Estate Agents and  
Chartered Surveyors

Asking Price Of

£750,000



Mid-Terraced House

5

2

4

2

# Property Description

\*SUPERBLY PRESENTED, FIVE BEDROOM MID-TERRACED HOUSE IN LLANDAFF\* MGY are delighted to bring to market this incredible five bedroom, mid-terraced house on the much favoured Pencisely Road recently referred to as 'Cardiff's New Millionaires Row'. The property has been maintained to an immaculate standard and offers a modern interior whilst retaining some gorgeous original features and boasts accommodation over three floors. The accommodation briefly comprises entrance hallway, lounge, reception two/playroom, kitchen/diner/family room, utility room and WC to the ground floor. In addition to this there are three brilliant sized bedrooms, family bathroom and separate WC to the first floor. Finally, to the second floor there are two double bedrooms - one with ensuite shower room. The property further benefits from having newly fitted double glazed UPVC windows to the front, recently fitted heating system throughout, and has a low maintenance South facing garden.

Tenure Freehold

Council Tax Band

Floor Area Approx 1,862 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via original front door leading from private pathway from front courtyard. Traditional floor tiling. Original coving to ceiling. Doors to lounge, reception two and under stairs storage cupboard. Opening to kitchen/diner/family room, and utility room. Stairs rising to first floor. Pendant lighting. Radiator.

## LOUNGE

14' 4" x 15' 3" (4.39m x 4.67m)  
Original wooden floorboards. Feature fireplace. Panelling to walls. Original coving. Pendant light fitting with ceiling rose. Newly fitted double glazed UPVC sash windows to front aspect with feature stained glass windows above and built in shutter blinds. Radiator. Two alcoves - one with built in shelving. Power points.

## RECEPTION TWO/PLAYROOM

9' 8" x 11' 5" (2.97m x 3.48m)  
Oak wood flooring. Feature fireplace with slate hearth and wooden mantle. Two alcoves - one with built in storage cupboard, and shelving to the other. Pendant light fitting with original ceiling rose. Coving. Power points. Opening and steps down to kitchen.

## KITCHEN

11' 7" x 9' 3" (3.54m x 2.84m)  
Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating inset 1.5 sink and drainer with mixer tap over. Integrated appliances such as dishwasher and wine cooler fridge. Tiled splashbacks. Space for large fridge/freezer. Central island with worktops over and ample storage beneath with additional space for stool seating. Spotlights to ceiling with additional hanging pendant light fitting. Power points. Space for a range gas cooker with extractor fan above. Radiator. Tiled flooring. Half open to diner/family room and opening to utility room.

## DINER/FAMILY ROOM

10' 11" x 9' 3" (3.34m x 2.84m)  
Continuation of tiled flooring. Double glazed bi-folding doors leading to rear garden with vaulted windows above. Additional window to side aspect. Radiator. Power points and TV point.

## UTILITY AREA

Tiled flooring. Space and plumbing for washing machine with worktops over. Wall mounted boiler. Double glazed window and additional sky light to rear aspect. Spotlights. Door to :-

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## WC

Tiled flooring. WC. Pedestal wash hand basin with hot and cold tap over. Spotlights.

## FIRST FLOOR

Carpet runner up the stairs and throughout landing. Pendant light fitting. Doors to three bedrooms, bathroom and WC. Power points. Stairs rising to second floor.

## MASTER BEDROOM

9' 1" x 12' 0" (2.79m x 3.68m)

Exposed floorboards. Newly fitted double glazed sash windows to front aspect. Exposed brick feature wall with original fireplace. Coving. Pendant light fitting. Radiator. Power points. Alcoves.

## BEDROOM TWO

9' 8" x 11' 5" (2.97m x 3.48m)

Newly fitted carpet to floor. Double glazed window to rear aspect. Pendant light fitting. Feature fireplace. Alcoves - one with shelving. Power points. Radiator.

## BEDROOM FIVE

9' 2" x 12' 0" (2.80m x 3.68m)

Newly fitted carpet to floor. Double glazed window to rear aspect. Power points. Radiator. Loft hatch. Pendant light fitting.

## BATHROOM

4' 11" x 14' 11" (1.50m x 4.56m)

Tiled flooring. Partially tiled walls. WC. Panelled bath with hot and cold tap over and additional handheld shower attachment above. Pedestal wash hand basin with hot and cold tap over. Double glazed obscure window to front aspect. Heated towel rail. Extractor fan.

## WC

4' 11" x 4' 11" (1.50m x 1.52m)

Floorboards. WC. Wall mounted wash hand basin with hot and cold tap over. Tiled splashback. Double glazed obscure window to rear aspect. Spotlights.

## SECOND FLOOR

Carpet runner up the stairs and throughout landing. Pendant light fitting. Doors to two bedrooms.

## BEDROOM THREE

Located on the second floor to the front. Newly fitted double glazed UPVC sash windows to front aspect. Fitted wardrobes. Alcoves. Radiator. Power points. Door to shower ensuite.

## ENSUITE

4' 11" x 8' 0" (1.50m x 2.45m)

Exposed floorboards. Partially tiled walls. Pedestal wash hand basin with hot and cold tap over. WC. Walk in shower cubicle with mains powered shower over. Sky light to ceiling. Radiator.

## BEDROOM FOUR

9' 10" x 11' 11" (3.00m x 3.64m)

Located on the second floor to the rear. Carpet to floor. Sky light to ceiling with additional double glazed sash window to rear aspect. Power points. Alcoves - one with shelving built in. Feature fireplace with tiled hearth. Radiator.

## OUTSIDE

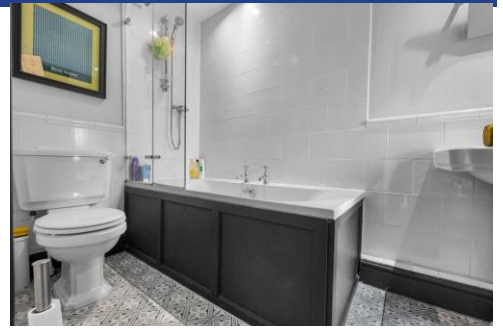
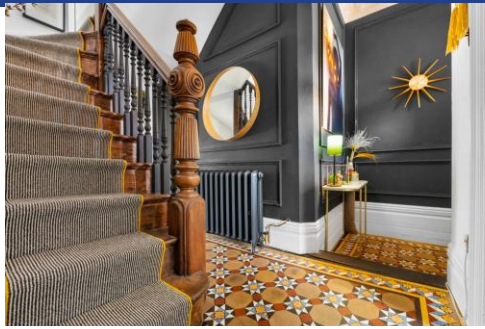
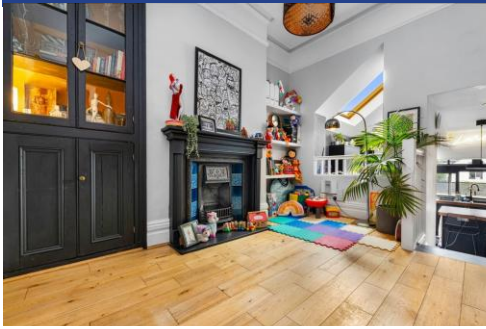
Front - On road parking. Wrought iron gate. Enclosed front courtyard. Pathway leading to front door.

Rear - Enclosed rear garden with artificial lawn. Paved patio area. Fence border. Gate leading to rear lane.

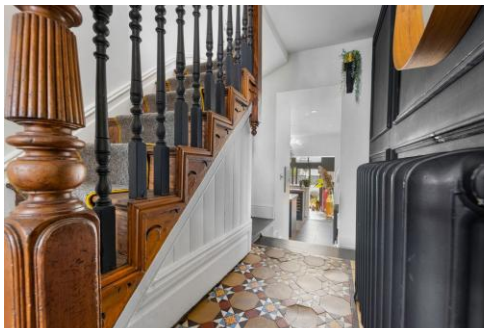
## TENURE

MGY are advised that the property is FREEHOLD.

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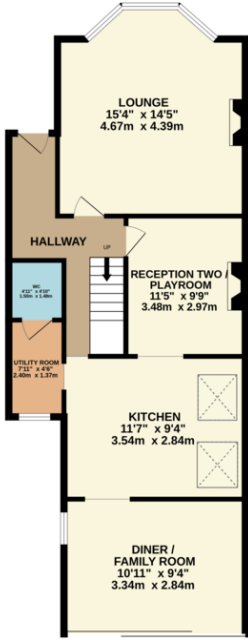


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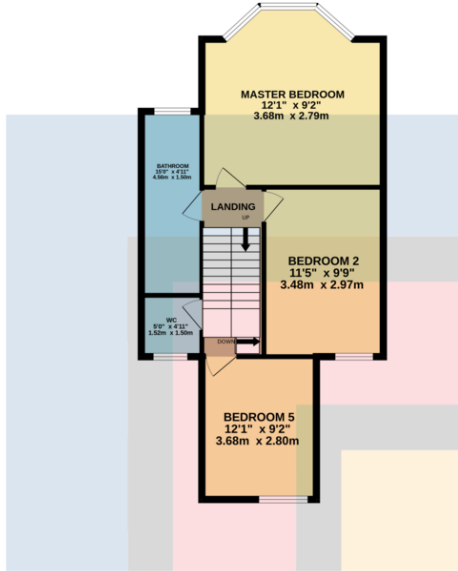


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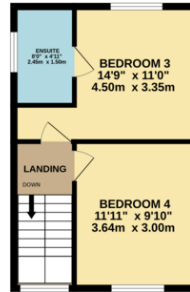
GROUND FLOOR  
834 sq.ft. (77.5 sq.m.) approx.



1ST FLOOR  
608 sq.ft. (56.5 sq.m.) approx.

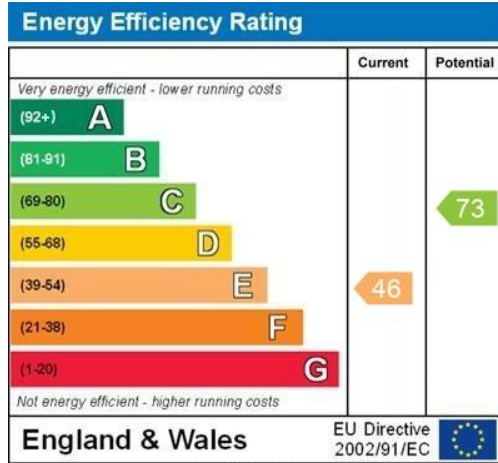


2ND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 1780 sq.ft. (165.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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