



Immaculately presented family home in Llandaff

27 Pencisely Road, Cardiff, CF5 1DG

Freehold



Detached family home • Driveway parking with garage
South facing garden • Immaculate finish throughout
Offered with no onward chain • EPC rating: B

Header

The house is on a quiet development of homes off Pencisely Road built by Waterstone Homes in 2014. It is close to the amenities of Llandaff and Pontcanna, with the highly regarded Howells School and Llandaff Cathedral School close by.

Entered into a central entrance hallway, there are stairs to the first floor and doors to the main ground floor room. The sitting room has a bay window to the front, feature fireplace and French doors opening onto the rear garden.

The kitchen/breakfast room is the hub of the house with a modern fitted kitchen with Sile stone worktops, a generous island and integrated appliances including two fridge/freezers, dishwasher, double oven with warming drawer and an induction hob with extractor over.

There is ample room for a breakfast table and bi-folding doors opening onto the rear garden. There is also a utility room with space and plumbing for a washing machine and tumble dryer, a separate sink and door to the side.

There is another reception room to the front, currently used as a cinema room and a cloakroom with wc completes the downstairs accommodation.

Upstairs there is a generous landing and four large bedrooms. Bedroom 2 to the rear has a vaulted ceiling with views over Thomson park to the rear. It shared a high specification jack and jill bathroom with bedroom 3, which has a bay window to the front.

Bedrooms 4 and 5 both have fitted wardrobes and share a high specification jack and jill shower room. Bedroom 4 has a Juliette balcony overlooking the park, whereas bedroom 5 has a bay window to the front.

To the second floor is the master suite with plenty of fitted storage, roof lights to front and rear and a high specification wet room en suite with open shower cubicle, his and hers wash hand basins and wc. There is also attic storage into the eaves.

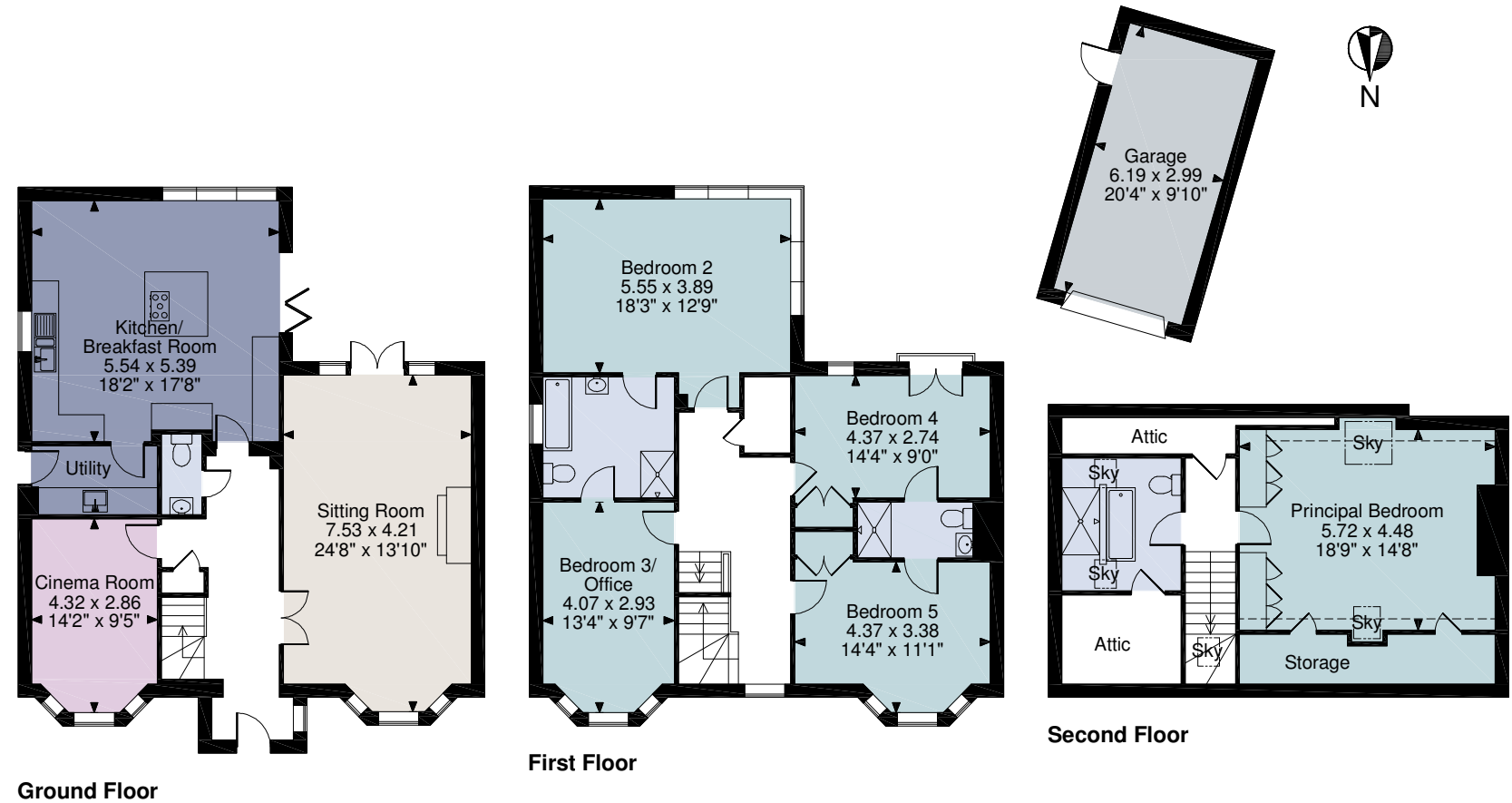
Outside, there is an enclosed, private, low maintenance rear garden with patio area, artificial lawn and access to the garage.

The garage has an electric door, power and light and a pedestrian door to the garden and there are two additional parking spaces.





Pencisely Road, Cardiff
Main House gross internal area = 2,392 sq ft / 222 sq m
Garage gross internal area = 199 sq ft / 19 sq m



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