



www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



Pencisely Road



Comments by Ms Gemma Simmonite

Property Specialist
Ms Gemma Simmonite
Lettings Negotiator

gemma.simmonite@jeffreyross.co.uk



Comments by the Homeowner



Ground Floor

First Floor

149 Pencisely Road

Total Area: 1819 ft² ... 169.0 m²

All measurements are approximate and for display purposes only



Pencisely Road

, Cardiff, CF5 1DN

PCM

£2,750 PCM



4 Bedroom(s)



2 Bathroom(s)



1980.00 sq ft



Contact our
Pontcanna Branch

02920 499680

Jeffrey Ross are delighted to bring to market this impressive 4 bedroom semi-detached house on the ever popular Pencisely Road, a stone's throw from Pontcanna Fields, Victoria and Thompsons Park and with all that Llandaff, Pontcanna and Cardiff has to offer. This property exudes space, style and grandeur from top-to-bottom. Situated on a large plot with parking for at least three vehicles. The ground floor boasts a large living room, open plan kitchen with dining room both with bifolds that really invite the garden in. The smart kitchen is the hub of the home with a granite central island and counters which house the washing machine, dishwasher and a large American style fridge freezer. Also downstairs is a WC and under stairs storage. The staircase and stained glass window leads you to 4 large double bedrooms, 2 with built in wardrobes and the master bedroom with ensuite. The main bathroom has a feature bath, shower, and mirror with built in speakers. Outside is a cottage garden with a sizeable outbuilding with insulation, lighting and beams, perfect for working from home or family gatherings. This is a beautifully appointed home and benefits from Gas Central Heating and is offered unfurnished.

EPC RATING of D
COUNCIL TAX BAND H

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



CARDIFF

VALE

CAERPHILLY

BRISTOL

www.jeffreygross.co.uk





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

