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CARDIFF

VALE

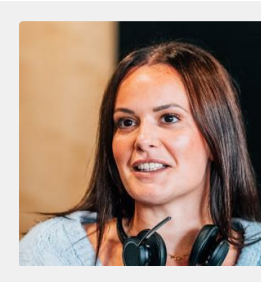
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BRISTOL





Comments by Mrs Ruby Ledley



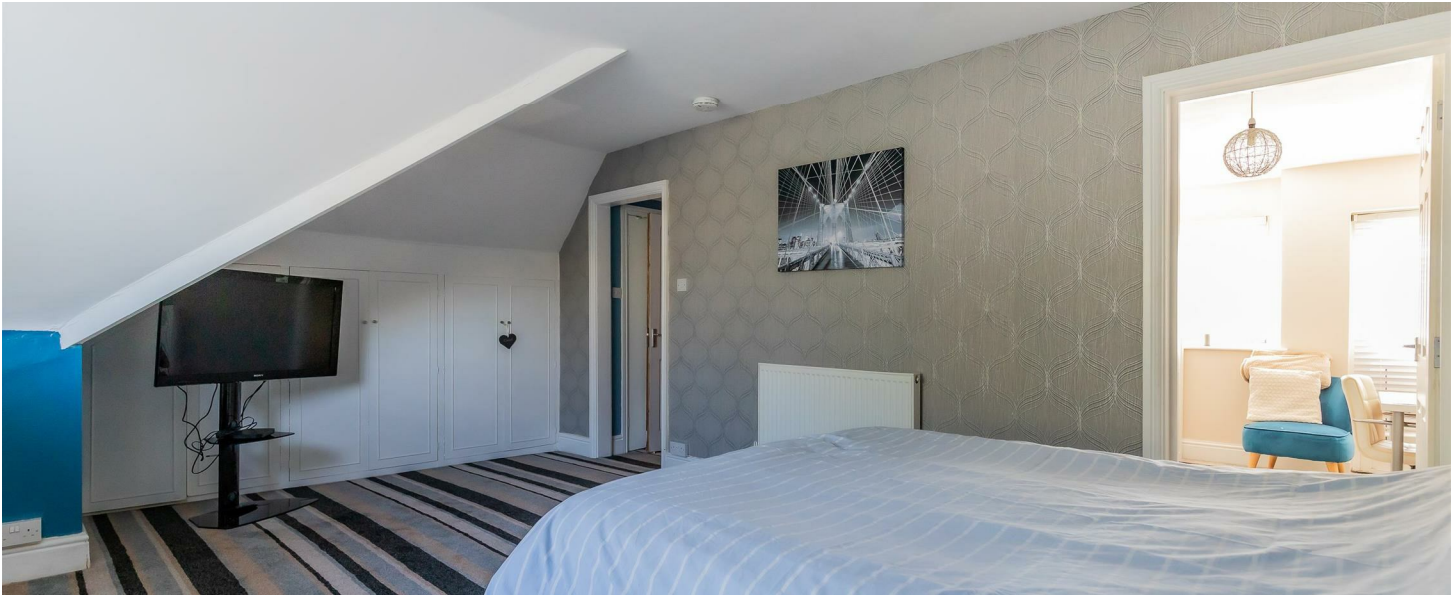
Property Specialist
Mrs Ruby Ledley
Valuer

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Comments by the Homeowner





Pencisely Road

Llandaff, Cardiff, CF5 1DH

Guide Price

£725,000



5 Bedroom(s)



3 Bathroom(s)



2187.00 sq ft



Contact our
Pontcanna Branch
02920 499680

This property is offered to the market with no onward chain. Nestled on Pencisely Road in the ever-popular area of Llandaff, Cardiff, this beautifully modernised end-terrace home effortlessly combines contemporary style with classic charm. Offering an impressive 2,187 sq ft of living space, it's perfectly suited to families or those who love to entertain.

As you step inside, you're welcomed by two spacious and inviting reception rooms, each offering flexibility to suit your lifestyle — whether that's a cosy lounge, home office, or playroom. At the heart of the home is a stylish, well-equipped kitchen that flows seamlessly into the dining area, creating a fantastic space for everyday living and hosting.

Upstairs, the property boasts four generously sized bedrooms with an option for a 5th bedroom / dressing room, all thoughtfully designed for comfort. With three modern bathrooms and two additional WCs, there's plenty of convenience for both residents and guests.

Ideally located, the property enjoys the peaceful feel of suburban living while remaining within easy reach of Cardiff's wide range of amenities. Llandaff is renowned for its leafy surroundings, historic character, and excellent local schools, making it a highly desirable area for families and professionals alike.

Overall, this superb home offers spacious, flexible living in a prime location — a wonderful opportunity to settle into a welcoming and well-connected community.



Hallway	Bathroom	Tenure
Living Room 15'9 x 14 (4.80m x 4.27m)	Bedroom 4 19'2 x 14'4 (5.84m x 4.37m)	Freehold. This is to be confirmed by your legal representative.
Dining Room 14 x 12'4 (4.27m x 3.76m)	Dressing Room / Bedroom 5 13'11 x 11'8 (4.24m x 3.56m)	
Snug	En-Suite	
WC	Garden	
Kitchen Diner 11'6 x 27'4 (3.51m x 8.33m)	Council Tax	
Landing	Band F	
Bedroom 1 20'4 x 14 (6.20m x 4.27m)	EPC	
Bedroom 2 13'11 x 12'4 (4.24m x 3.76m)	Rating E	
En-Suite	School Catchment	
Bedroom 3 10 x 19 (3.05m x 5.79m)	Currently within the school catchment for: English Medium: Radnor Primary School Fitzalan High School	
En-Suite	Welsh Medium: Ysgol Pencae Ysgol Gyfun Gymraeg Glantaf	
	Within walking distance to Howells School, Llandaff Cathedral School & Bishop of Llandaff.	



