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CARDIFF

VALE

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BRISTOL



Pencisely Road

LLANDAFF



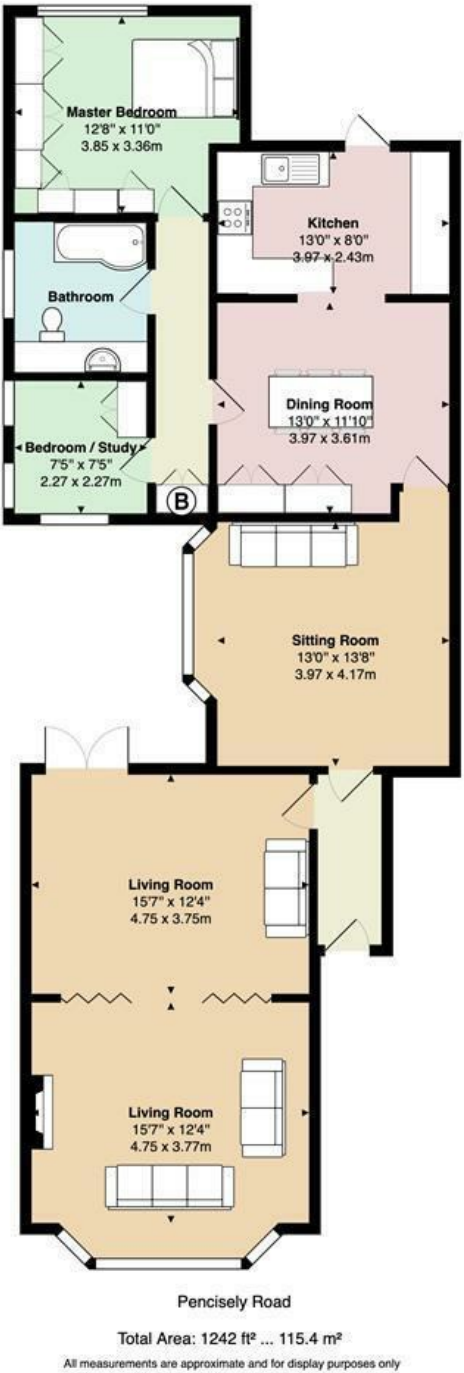
A rare opportunity to acquire a spacious ground floor garden apartment in the heart of Llandaff.

Comments by Mrs Ruby Ledley



Property Specialist
Mrs Ruby Ledley
Valuer

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Comments by the Homeowner





Pencisely Road

Llandaff, Cardiff, CF5 1DJ

Guide Price

£399,950



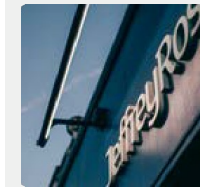
2 Bedroom(s)



1 Bathroom(s)



1242.00 sq ft



Contact our
Pontcanna Branch

02920 499680

Situated on Pencisely Road in the charming and highly desirable area of Llandaff, Cardiff, this impressive ground floor flat offers a rare opportunity to acquire a spacious home with the added benefit of ownership of the freehold for the entire building, together with a garage.

Extending to approximately 1,242 square feet, the property provides generous and versatile accommodation throughout. The flat comprises two well-proportioned bedrooms, ideal for a range of buyers, alongside a welcoming reception room offering ample space for both everyday living and entertaining. A well-appointed bathroom completes the internal accommodation.

Retaining a wealth of original features, the property is full of character and charm, creating a distinctive home with plenty of personality. Externally, the large garden provides an excellent outdoor space, perfect for relaxing, entertaining or enjoying gardening.

A particularly significant feature of this sale is the inclusion of the freehold of the entire building and the garage, presenting an unusual and potentially valuable opportunity rarely associated with a ground floor flat.

Offered to the market chain-free, this unique property combines spacious accommodation, period character, a substantial garden, garage and extensive ownership rights in one of Cardiff's most sought-after locations. An exceptional opportunity for homeowners and investors alike.

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Hallway	Council Tax
Lounge 15'7 x 12'4 (4.75m x 3.76m)	BAND
Living Room 15'7 x 12'4 (4.75m x 3.76m)	EPC
Sitting Room 13 x 13'8 (3.96m x 4.17m)	Rating
Dining Room 13 x 11'10 (3.96m x 3.61m)	
Kitchen 13 x 8 (3.96m x 2.44m)	
Bedroom 1 12'8 x 11 (3.86m x 3.35m)	
Bedroom 2 7'5 x 7'5 (2.26m x 2.26m)	
Bathroom	
Garden	
Garage	
Tenure	

Freehold. Building insurance is divided between the two apartments.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

