

UNDER OFFER

Pencisely Road

Llandaff, Cardiff, CF5 1DH

LLANDAFF, CARDIFF

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GUIDE PRICE

£725,000

5 BEDROOMS

3 BATHROOMS

2 RECEPTIONS

2,187 SQ FT





*A recently renovated family home within
walking to Thompson Park*



RUBY LEDLEY
SALES VALUER · PONTCANNA



THE PROPERTY

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.

KEY FEATURES

NO CHAIN

FOUR DOUBLE BEDROOMS

MODERNISED THROUGHOUT

2187 SQFT

CONVENIENTLY LOCATED FOR A NUMBER OF POPULAR SCHOOLS

END OF TERRACE



INSIDE



INSIDE



Location Location Location

THE OWNERS
LLANDAFF, CARDIFF



ACCOMMODATION

LIVING ROOM	4.80m x 4.27m
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DINING ROOM	4.27m x 3.76m
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KITCHEN DINER	3.51m x 8.33m
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BEDROOM 1	6.20m x 4.27m
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BEDROOM 2	4.24m x 3.76m
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BEDROOM 3	3.05m x 5.79m
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BEDROOM 4	5.84m x 4.37m
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DRESSING ROOM / BEDROOM 5	4.24m x 3.56m
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SCHOOL CATCHMENT

*Currently within the school catchment for: English Medium:
Radnor Primary School Fitzalan High School Welsh Medium: Ysgol
Pencae Ysgol Gyfun Gymraeg Glantaf Within walking distance to
Howells School, Llandaff Cathedral School & Bishop of Llandaff.*

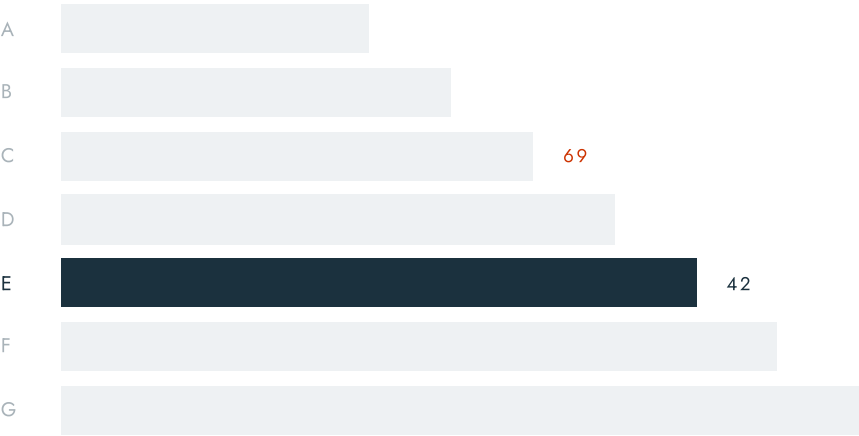
FLOORPLAN



Not to scale. Measurements are approximate and for illustration only.

Energy efficiency

Currently band E, with the potential to reach band C.



Rating 42 · potential 69. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE - END TERRACE
INTERNAL AREA	2,187 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND F · ABOUT £2,908 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	42 · POTENTIAL 69

COME AND SEE IT

Arrange a viewing

*Our Pontcanna team can arrange a private viewing,
usually within days – call 029 2049 9680.*



Ruby Ledley

SALES VALUER

PONTCANNA BRANCH

029 2049 9680

223–225 CATHEDRAL ROAD, PONTCANNA, CARDIFF,
CF11 9PP



SCAN TO SEE WHAT'S
NEAR YOU

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 223–225 Cathedral Road, Pontcanna, Cardiff, CF11 9PP. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyyross.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU