



UNDER OFFER

Pencisely Road

Llandaff, Cardiff, CF5 1DJ

LLANDAFF, CARDIFF

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GUIDE PRICE

£399,950

2 BEDROOMS

1 BATHROOM

1 RECEPTION

1,242 SQ FT

CHAIN FREE

GARAGE

1242 SQFT

FREEHOLD

LARGE GARDEN

TWO BEDROOMS

GROUND FLOOR APARTMENT



THE PROPERTY

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.



ACCOMMODATION

LOUNGE	4.75m x 3.76m
LIVING ROOM	4.75m x 3.76m
SITTING ROOM	3.96m x 4.17m
DINING ROOM	3.96m x 3.61m
KITCHEN	3.96m x 2.44m
BEDROOM 1	3.86m x 3.35m
BEDROOM 2	2.26m x 2.26m

PROPERTY TYPE	FLAT - GARDEN
INTERNAL AREA	1,242 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND E · ABOUT £2,461 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	72 · POTENTIAL 77

FLOORPLAN



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



Ruby Ledley

SALES VALUER

PONTCANNA BRANCH

029 2049 9680

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

jeffreygross.co.uk



SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

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. jeffreygross.co.uk