

NEXA
CARDIFF



TO LET



70 Pencisely Road, Cardiff, CF5 1DH

£1,299,999

- BRAND NEW FIVE BEDROOM FAMILY HOME
- PARKING FOR TWO CARS WITH SECURE ELECTRIC GATES
- BESPOKE SPECIFICATIONS THROUGHOUT
- CINEMA ROOM
- WINE ROOM
- THREE RECEPTIONS
- LARGE PRIVATE REAR GARDEN
- TOP FLOOR MASTER SUITE WITH BATHROOM AND DRESSING AREA
- ORIGINAL FEATURES
- BESPOKE GERMAN KITCHEN



Directions

THE PROPERTY

NEXA Cardiff are delighted to be instructed on this stunning family home on one of Cardiff's premier roads moments from Howells Private school, Llandaff playing fields, and Pontcanna. This five bedroom semi-detached property has been tastefully restored by the current owner to provide a high standard of living accommodation throughout with handsome original features. Set over three floors and boasting a large private rear garden the property is accessed through the beautiful wide receiving hallway, with the stunning chandelier being the focal point as you enter the property.

The ground floor accommodation offers ample living and entertaining space perfect for a growing family, with two receptions to the front of the house including an office or dining room, and cinema room with log burner and mood lighting, with built in smart system with 4k provision. The large kitchen family room is the centre piece of the house offering the buyers a brand new bespoke German kitchen in Ocean blue with granite work surfaces and Belfast sink. The kitchen also offers full integral appliances. The family room is naturally split into different areas for entertaining and living and in addition has a utility room with Worcester boiler and provision for washer dryer with hidden wine room for those who enjoy their reds and wet room.

The first floor has four balanced bedrooms with feature fireplaces and a large family bathroom with an Aresin bath, stand alone shower, vanity sinks and a smart mirror with blue tooth for those who enjoy their music. The master suite is something to be viewed, allocated across the whole top floor with beautiful views of the garden offers master en-suite with his and hers sinks, black matt finishes, eaves storage and private dressing area.

The garden has porcelain slabs as a patio area with steps leading to the garden. The front of the property has parking for three cars with electric gates and cctv.

Contact Oliver on 07815648769 or oliver@nexacardiff.com

SITUATION