

FOR SALE | Guide Price £675,000 | Pencisely Rise, Victoria Park, Cardiff CF5 1DX

HANDSOME RED-BRICK BAY-FRONTED SEMI-DETACHED PERIOD DWELLING LOCATED ON A SOUGHT AFTER ROAD IN THE HEART OF VICTORIA PARK, CARDIFF.



CHAMBERS

EST. 1992

Description

Chambers Estate Agents are delighted to bring to the market this period red-brick bay-fronted semi-detached dwelling located on Pencisely Rise, Victoria Park.

The accommodation, which has been modernised and improved by the current owners, briefly comprises entrance hall, cloakroom/wc, living room, dining room, modern fitted kitchen/breakfast room, three bedrooms and a contemporary bathroom suite. The property further benefits from gas central heating via combination boiler, uPVC double glazing, off-road parking, detached garage and a landscaped rear garden with featured decked area.

There is formal planning permission in place for a rear extension and a fourth bedroom in the loft. You can view the plans on the Cardiff Council Planning Portal using the reference:22/02681/HSE.

Victoria Park in Cardiff offers a perfect blend of urban convenience and serene, family-friendly living. Nestled in the heart of the city, this vibrant neighbourhood is renowned for its charming Victorian architecture and lush green spaces, making it an ideal location for both young professionals and growing families.

The centrepiece, Victoria Park itself, provides a tranquil escape with its beautifully maintained gardens, children's playground, and the iconic Grade II listed bandstand, creating a community-focused environment where neighbours gather and children play.

In addition to its aesthetic appeal, the area boasts excellent local amenities, including a variety of independent shops, cafes, and restaurants, adding to the neighbourhoods unique character and making everyday living both convenient and enjoyable.

Transport links in Victoria Park are another key advantage, ensuring residents are well-connected to the rest of Cardiff and beyond. The area is served by multiple bus routes offering quick and easy access to Cardiff city center, just a short journey away. For those commuting by car, the A48 and M4 motorways are in close proximity, providing direct routes to Newport, Bridgend, and even Bristol.

Additionally, the nearby residents to the w Park not only

strategically located one, offering

Internal viewing advise

Additional Information:

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



GROSS INTERNAL AREA
TOTAL: 1,281 sq ft
GROUND FLOOR: 701 sq ft, FIRST FLOOR: 580 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

