

4 Pembroke Terrace



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SHEPHERD SHARPE



## 4 Pembroke Terrace

Penarth CF64 1DE

£575,000

A much improved and extended three double bedroom (plus loft room and study) property found in an enviable location on the northern fringe of Penarth with stunning views of Cardiff Bay, Channel and city centre. Comprises porch, hallway, two reception rooms, extended spacious family kitchen/dining room, to first floor principal bedroom to front with amazing views, stunning second bathroom, two further bedrooms and separate study, wet/shower room and informal loft. Front garden, rear garden with lane access. Gas central heating. period features. Freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales			78
EU Directive 2002/91/EC			



## 4 Pembroke Terrace



Part glazed front door to porch.

### Porch

Mat well, oak flooring, access to electric meter and fuse box, cloaks area. Stripped pine period half glazed storm doors.

### Hallway

Oak stripped flooring, useful under stair storage, traditional balustrade and hand rail to first floor, original cornice, architrave, radiator. Stripped pine panelled doors to all ground floor rooms.

### Reception Room 1

13'8" x 14'6" (4.17m x 4.44m)

A lovely traditional room with bay window to front with great views of Cardiff Bay. Original wooden stripped flooring, chimney breast with multi fuel log fire, stone hearth, picture rail, cornice, ceiling rose.

### Reception Room 2

11'7" x 11'11" (3.55m x 3.65m)

French doors to rear. Period fireplace with granite hearth, picture rail, cornice, ceiling rose, carpet and radiator.

### Kitchen/Dining

33'3" (max) x 10'0" (max) (10.14m (max) x 3.05m (max))

An extended family kitchen with double glazed bi-folding triple doors looking out onto rear garden, side French doors and window create plenty of natural light.

Attractive shaker style kitchen with a mix of marble and hardwood work tops, built in china sink with mixer tap. Range style cooker, space for fridge, dishwasher, beautiful tiled flooring throughout, two radiators. Utility area with plumbing for washing machine and space for tumble dryer. Entertaining area with good space for table and four chairs plus informal seating, modern down lighting to main kitchen area.

### Landing

Traditional balustrade and hand rail, stripped pine doors to all first floor rooms, paddle staircase leading up to the informal loft.

### Bedroom 1

11'3" x 12'2" (3.45m x 3.71m)

uPVC double glazed window to front with elevated views of Cardiff Bay and city centre. Carpet, radiator, period fireplace.

### Bedroom 2

11'2" x 11'11" (3.42m x 3.65m)

uPVC double glazed window to rear. Laminate flooring, radiator.

### Study

8'8" x 10'0" (2.66m x 3.06m)

uPVC double glazed window to side. Carpet, radiator. Door to bedroom 4.

### Bedroom 3

8'8" x 10'0" (2.66m x 3.06m)

uPVC double glazed window to rear. Carpet, radiator, boiler cupboard with Worcester boiler, mirror with Bluetooth connection, Virgin connection.



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### Bathroom

11'5" x 6'6" (3.48m x 2.00m)

A luxurious second bathroom. Comprising traditional free standing bath in copper effect with matching floor standing lever mixer tap with separate shower attachment, a vintage circular copper wash hand basin with matching mixer tap set on top of vintage furniture with tile countertop, concealed plumbing and storage beneath, twin flush wc, laminate flooring. Stylishly presented, stunning view of the Bay/Channel.

### Shower Room

Previously the main bathroom now a wet room. Beautiful tiling throughout, toughened shower screen with rainfall shower plus sliding attachment, large oblong wash basin with built-in storage beneath and concealed plumbing, back to the wall wc with twin flush. Mirror with lighting, chrome radiator, tiled floor, loft access, modern lighting. uPVC double glazed window.

### Informal Loft Room

11'10" x 18'4" (3.63m x 5.6m)

Velux window to front with great elevated views looking out towards Cardiff Bay and the Channel. Exposed roof trusses, built-in storage to remaining eaves, laminate flooring, radiator.

### Front Garden

Walled front garden with railings, pathway and steps leading up to front door.

### Rear Garden

South facing pretty and private enclosed rear garden laid to lawn, timber shed, lane access, mature planting, side return laid with Cotswold stone.

### Council Tax

Band F £2,707.18 p.a. (23/24)

### Post Code

CF64 1DE

