



# Taff Embankment

| | Cardiff | CF11 7BJ

*Hern and Crabtree*

# TAFF EMBANKMENT

Guide Price £400,000

Occupying an enviable position on the pretty tree-lined Taff Embankment, this beautiful three-bedroom house has long-reaching views along the river Taff and the ever-changing city centre skyline. This newly renovated home offers considerable accommodation.

The accommodation is both spacious and versatile and in brief comprises: Entrance hall, living room, shower room and a kitchen/diner with bi-folding doors leading out to the rear garden. The first floor hosts three bedrooms and a bathroom.

Please call our Hern and Crabtree Pontcanna office for more information.



## Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate.

## Entrance Hall

Double glazed composite door to the front elevation with windows either side and over. Concealed meter cupboards. Period tiled flooring. Picture rail. Dado rail. Radiator. Stairs rising up to the first floor.

## Living Room

14'4" max x 11'9" max

Double glazed bay window to the front elevation. Wooden flooring. Picture rail. Radiator. Wood burning fire.

## Shower Room

11'2" max x 4'5" max

W/C and wash hand basin. Shower quadrant with fitted shower and rainfall shower head. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

## Kitchen/Dining Room

26'6" max x 16'11" max

Double glazed skylight windows. Bi-folding doors leading to the rear garden. Wall and base units with quartz worktops over. Stainless steel one bowl sink and drainer with mixer tap. Double cooker with tiled splashback and cooker hood over. Breakfast bar. Integrated fridge freezer. Integrated full length dishwasher. Integrated washing machine. Integrated condenser tumble dryer. Integrated pull out pantry. Wooden flooring. Two vertical radiators.

## Landing

Stairs rise up from entrance hall. Stripped and painted wooden stairs with central carpet runner. Wooden handrail and spindles. Matching bannister. Picture rail. Dado rail. Loft access hatch.

## Bedroom One

14'4" max x 11'4" max

Double glazed bay window to the front elevation. Stripped wooden flooring. Feature fireplace. Picture rail. Radiator.

## Bedroom Two

12'9" max x 10'3" max

Double glazed window to the rear elevation. Stripped wooden flooring. Feature fireplace. Picture rail. Radiator. Fitted wardrobe.

## Bedroom Three

5'11" max x 8'6" max

Double glazed window to the front elevation. Picture rail. Radiator.

## Bathroom

5'8" max x 5'7" max

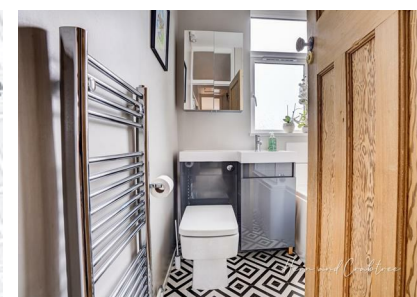
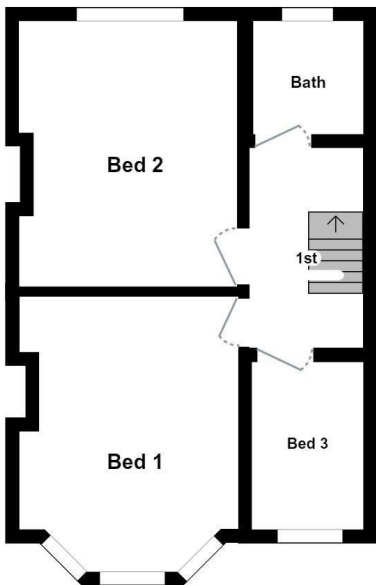
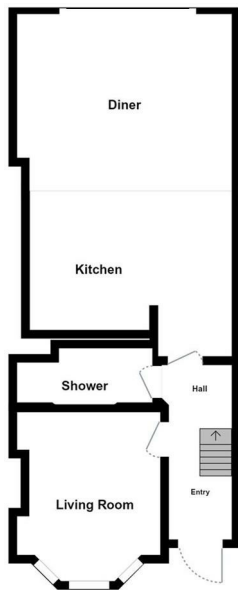
Double glazed obscure window to the rear elevation. W/C and wash hand basin. Bath with fitted electric shower over. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

## Garden

Enclosed rear garden. Part paved patio. Part lawn. Raised flower borders. Outside light. Outside cold water tap. Pedestrian gate offering access to the rear lane.



Call Hern & Crabtree to arrange a viewing on **02920 228135**



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



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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.