



Pembroke Road

| | Canton | CF5 1QR



PEMBROKE ROAD

Guide Price £350,000

A perfectly situated family home within easy walking distance to Chapter Arts centre and an array of independent restaurants, cafes and boutiques. Located in one of Cardiff's most desirable areas, this is a fantastic location for both families and those who are looking to be part of a lovely community.

The accommodation comprises: Entrance hall, living room, sitting room, kitchen/diner and an enclosed rear garden with garage to the rear completes the ground floor. The first floor hosts two bedrooms, a family bathroom and a separate cloakroom. A loft room to the second floor.

Please contact Hern and Crabtree, Pontcanna for further information.



Front

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

Entrance Hall

Double glazed PVC door to the front elevation with window over. Radiator. Coved ceiling. Picture rail. Dado rail. Tiled flooring. Stairs rising up to the first floor. Under stairs storage cupboard.

Living Room

11'7" max x 12'10" max

Double glazed window to the front elevation. Coved ceiling. Picture rail. Dado rail. Ceiling rose. Stripped wooden flooring. Cast iron feature fireplace with wooden mantelpiece and slate hearth. Double doors leading to the sitting room. Radiator.

Sitting Room

10'10" max x 9'8" max

Double glazed door to the rear elevation. Dado rail. Stripped wooden flooring. Cast iron feature fireplace with wooden mantelpiece and slate hearth. Double doors leading to the living room. Radiator.

Kitchen/Dining Room

9'9" max x 18'3" max

Double glazed window to the side elevation. Double glazed bi-folding

doors leading to the rear garden. Wall and base units with wooden worktops over. Integrated Belfast double sink with mixer tap. Space for range cooker with tiled splashback and cooker hood over. Space for fridge freezer. Vertical radiator. Wood grain flooring.

Landing

Stairs rise up from the entrance hall. Wooden handrail and spindles. Matching bannister. Split level landing. Dado rail. Stairs rising up to the second floor.

Bedroom One

10'9" max x 15'3" max

Two double glazed windows to the front elevation. Stripped wooden flooring. Radiator. Feature cast iron fireplace. Picture rail.

Bedroom Two

10'9" max x 9'9" max

Double glazed window to the rear elevation. Radiator. Feature cast iron fireplace.

Bathroom

10'0" max x 8'4" max

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Bath with mixer tap. Double shower quadrant with fitted shower and glass splashback screen. Vanity cupboard. Tiled flooring.

Part tiled walls. Radiator. Stained glass window offering natural light to the cloakroom.

Cloakroom

W/C and wash hand basin. Gas combination boiler. Stained glass window offering natural light. Tiled flooring.

Second Floor Landing

Stairs rise up from the entrance hall. Wooden handrail and spindles.

Loft Room

11'3" max x 7'1" max

Two double glazed skylight windows. Stripped wooden flooring. Radiator. Floor to ceiling height is 6'10" max

Garden

Enclosed rear garden. Paved patio. Small side return. Flower borders. Access to the rear garage. Outside cold water tap. Outside light.

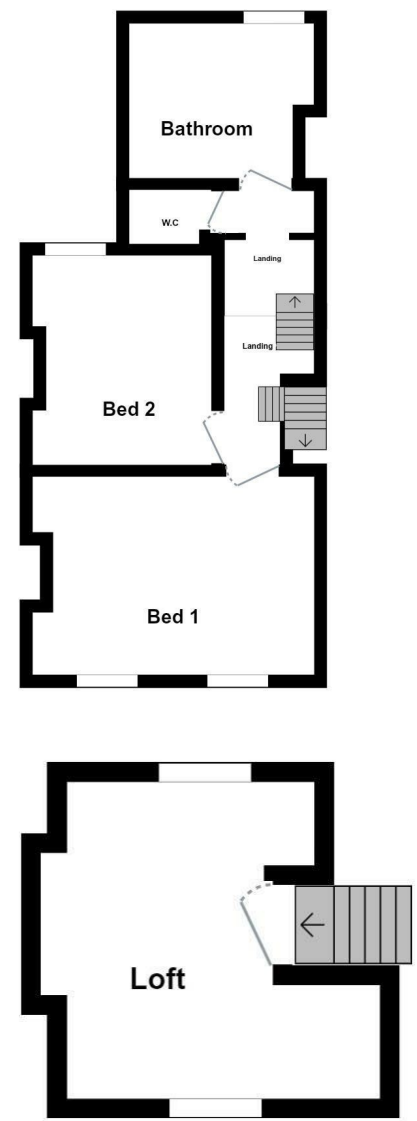
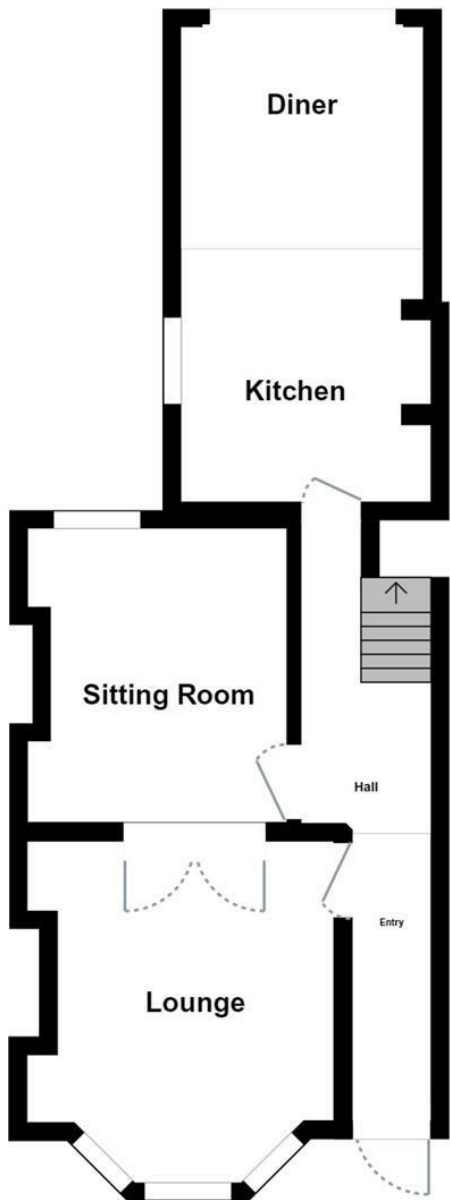
Garage

13'5" max x 16'7" max

Detached garage with roller shutter door. Double glazed window. Power and light.



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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.