



Pembroke Road

| Canton | CF5 1QR



PEMBROKE ROAD

Guide Price £395,000



Offered to the market with no onward chain is this traditional, light and spacious mid-terrace house situated within a stone's throw of Thompson Park. Pembroke Road is conveniently placed in-between Canton and Pontcanna with a great variety of independent eateries, cafes, and shops close by with excellent public transport links to the city centre.

The property briefly comprises: Entry, hallway, an extended lounge. Continuing and accessed from the lounge and hallway is a dining room with a side extension lending itself to an conservatory. Off the dining room is a fitted kitchen with access to a rear hall leading to the rear garden and a utility/shower room. On the first floor are two double bedrooms and a single bedroom along with a bathroom. The second floor is a converted loft now repurposed as a fourth bedroom with skylight windows. The property benefits from owned solar panels with the control panel accessible from bedroom four.

Outside the rear garden has been landscaped with a mixture of paving, artificial lawn and decking along with a timber storage shed, shrubs and flowers with rear lane access via pedestrian gate.

Front

Front forecourt garden.

Entry

Enter via a double glazed PVC door to the front elevation with window over. Tiled flooring. Door leading to:

Hallway

Wooden laminate flooring. Radiator. Stairs rising up to the first floor.

Lounge

24'5" max x 11'6" max

Double glazed bay window to the front elevation. Two radiators. Gas fireplace with stone surround.

Dining Room

12'7" max x 9'9" max

Fireplace. Archway leading to the conservatory. Wooden laminate flooring. Radiator.

Conservatory

4'6" max x 11'8" max

Double glazed windows to the side elevation. PVC obscured roof. Wooden laminate flooring. Radiator. Double glazed door leading to the garden.

Kitchen

9'0" max x 9'9" max

Double glazed window to the side elevation. Wall and base units with worktops over. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated double oven. Stainless steel one bowl sink. Plumbing for washing machine. Space for fridge. Vinyl flooring. Radiator. Door leading to:

Rear Hall

Double glazed door leading to the garden. Door leading to:

Utility/Shower Room

5'5" max x 6'6" max

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Shower quadrant with plumbed shower over. Plumbing for washing machine. Heated towel rail. Vinyl flooring.

Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Stairs rise up to the second floor.

Bedroom One

15'0" max x 10'8" max

Double glazed windows to the front elevation. Fitted wardrobes. Radiator.

Bedroom Two

10'11" max x 9'7" max

Double glazed window to the rear elevation. Radiator.

Bedroom Three

8'5" max x 5'11" max

Double glazed window to the rear elevation. Radiator. Fitted mirrored wardrobe with concealed gas combination boiler. Rear loft access hatch.

Bathroom

5'10" max x 5'9" max

Double glazed obscure window to the side elevation. W/C and wash hand basin. Bath with shower mixer. Vanity cupboard. Heated towel rail. Vinyl flooring.

Second Floor Landing

Stairs rise up from the first floor.

Bedroom Four

11'7" max x 11'7" max

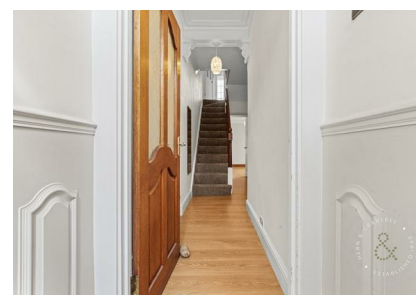
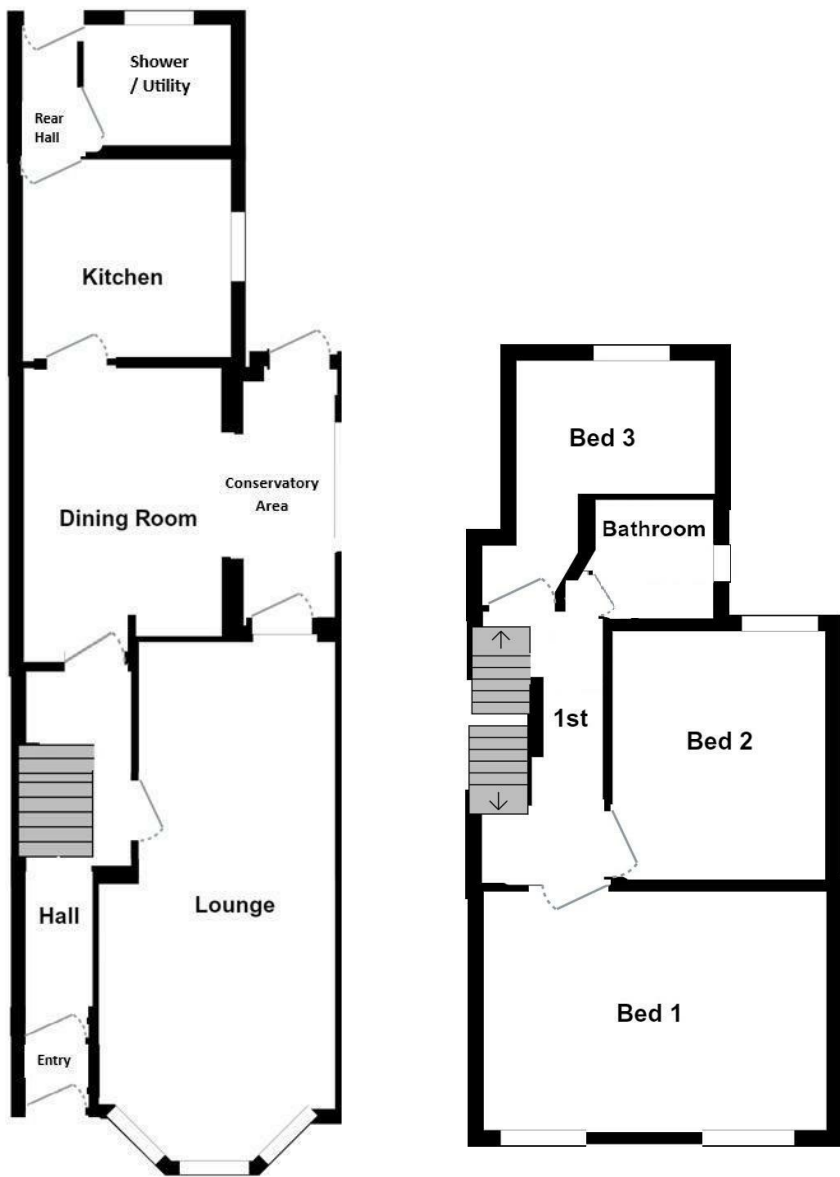
Double glazed skylight windows. Storage into eaves. Radiator. Access to the solar panel unit. Floor to ceiling height is 7'1" max.

Garden

Enclosed rear garden. Paved patio. Astro turf lawn. Mature shrubs. Flower borders. Storage shed. Power. PVC door leading to rear lane access.



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		
	66	74
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.