



Pembroke Road

| Cardiff | CF5 1QQ



PEMBROKE ROAD

Guide Price £325,000

A charming three bedroom home situated in ever-popular Canton.

Within easy walking distance to Chapter Arts centre and an array of independent restaurants, cafes and boutiques. Well placed 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/dining room, kitchen, rear hall and a family bathroom completes the ground floor. The first floor hosts three good sized bedrooms, one with an en suite. An enclosed garden sits to the rear and a forecourt garden to the front.

Offered for sale with no onward chain, this could be an excellent investment or first time buy opportunity.

To arrange your viewing on this lovely property, please contact Hern & Crabtree



Front

Front forecourt garden. Low rise brick wall.

Entrance Hall

Enter via a double glazed composite door to the front elevation with window over. Coved ceiling. Dado rail. Ceiling arch detail. Radiator. Stairs rise up to the first floor. Understairs storage alcove and cupboard. Wooden laminate flooring.

Living/Dining Room

24'6" max x 10'9" max

Living Area

Double glazed bay window to the front elevation. Coved ceiling. Ceiling rose. Cast iron feature fireplace. Radiator. Wooden laminate flooring. Squared off archway to the dining area.

Dining Area

Double glazed window to the rear elevation. Radiator. Continuation of wooden laminate flooring. Squared off archway to the living area. Wall lighting.

Kitchen

9'1" max x 12'2" max

Double glazed window to the side elevation. Wall and base units with worktops over. Space for stove with tiled splashback and cooker hood over. Space for full length dishwasher. Plumbing for washing machine. Belfast ceramic one bowl sink and drainer with mixer tap. Space for fridge freezer. Wooden laminate flooring. Radiator.

Rear Hall

Tiled flooring. Door leading to the rear garden.

Bathroom

10'9" max x 6'5" max

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Bath with plumbed shower over, rainfall shower head and glass splashback screen. Light up mirror. Fitted storage cupboard with concealed gas combination boiler. Tiled flooring. Tiled walls. Extractor fan. Heated towel rail.

Landing

Wooden handrail and spindles. Matching bannister. Split level landing. Loft access hatch. Dado rail. Wooden laminate flooring.

Bedroom One

13'6" max x 10'0" max

Two double glazed windows to the front elevation. Radiator.

Bedroom Two

11'2" max x 8'11" max

Double glazed window to the rear elevation. Radiator. Wooden laminate flooring.

Bedroom Three

9'3" narrowing to 6'2" max x 12'7" max

Double glazed window to the rear elevation. Radiator. Wooden laminate flooring. Rear loft access hatch. Door leading to:

En Suite

5'5" max x 3'8" max

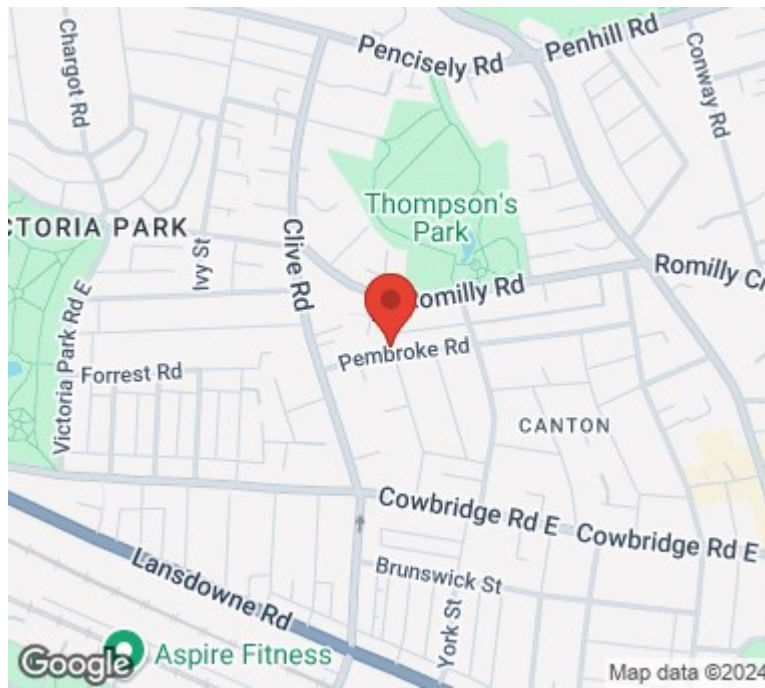
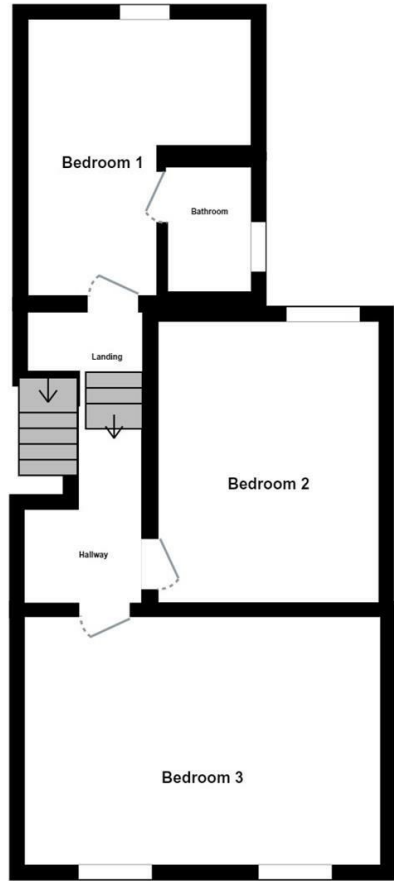
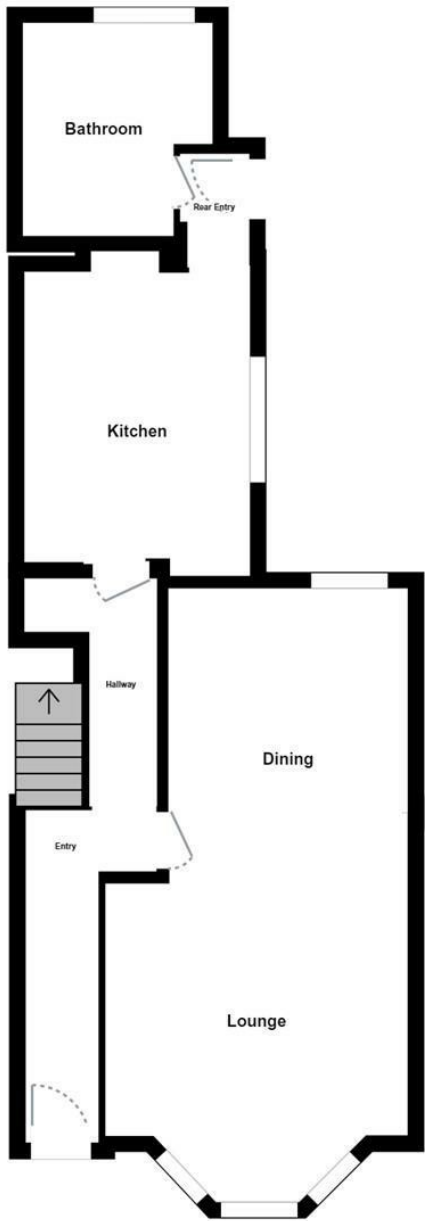
Double glazed skylight window. W/C and wash hand basin. Corner shower quadrant with glass sliding doors. Heated towel rail. Part tiled walls. Tiled flooring. Extractor fan.

Garden

Enclosed rear garden. Stone chippings. Raised decking area. Raised flower borders. Outside cold water tap. Outside light. Timber frame bin storage.



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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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.