

Pembroke Road

| Canton | Cardiff | CF5 1QN



PEMBROKE ROAD

Guide Price £275,000

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 in brief comprises of: Porch, hallway, living room, dining room, kitchen, inner hall, bathroom, cloakroom and an enclosed rear garden completes the ground floor. The first floor hosts three bedrooms.

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



Porch

3'2" max x 2'11" max

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

Hallway

Radiator. Stairs rising to the first floor. Doors leading to:

Living Room

11'3" max x 9'10" max

Part obscure double glazed window to the front elevation. Radiator. Fitted meter cupboards.

Dining Room

11'3" max x 11'1" max

Double glazed window to the rear elevation. Radiator. Understairs storage cupboard. Electric fireplace with tiled surround and slate mantelpiece.

Kitchen

7'8" max x 8'11" max

Double glazed window to the side elevation. Wall and base units with worktops over. Stainless steel one and half bowl sink and

drainer with mixer tap. Integrated four ring gas hob with tiled splashback and cooker hood over. Plumbing for washing machine. Integrated oven. Space for fridge freezer. Vinyl flooring. Radiator.

Inner Hall

Obscure double glazed PVC door to the rear elevation.

Bathroom

4'5" max x 8'9" max

Obscure double glazed window to the rear elevation. Wash hand basin. Bath with shower over. Vinyl flooring. Part tiled walls. Radiator.

Cloakroom

2'5" max x 4'11" max

Obscure double glazed window to the rear elevation. W/C. Vinyl flooring.

Landing

Stairs rise up from the hallway. Dog-leg staircase. Split level landing. Wooden handrail. Wooden bannister. Loft access hatch.

Bedroom One

14'7" max x 9'10" max

Two double glazed windows to the front elevation. Radiator.

Bedroom Two

11'1" max x 8'7" max

Double glazed window to the rear elevation. Radiator. Fitted storage cupboard with concealed gas combination boiler.

Bedroom Three

8'2" max x 7'10" max

Double glazed window to the side elevation. Radiator.

Garden

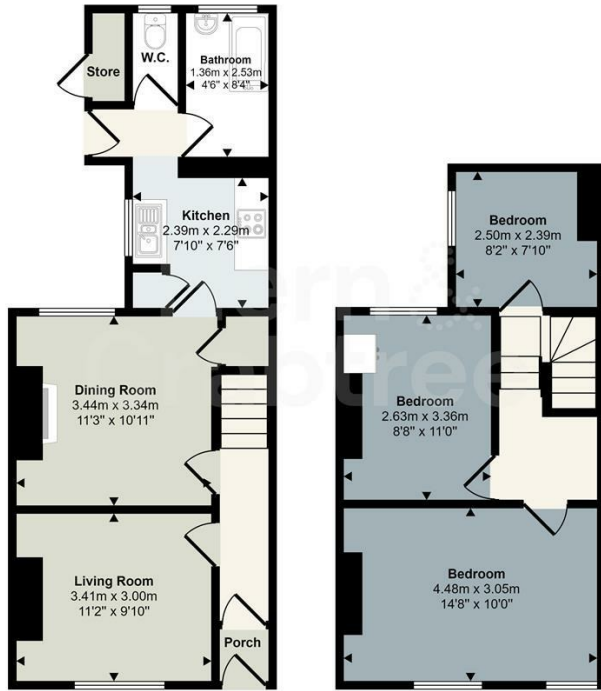
Enclosed rear garden. Paved patio. Mature shrubs. Small side return. Outside cold water tap. Fitted storage cupboard.



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

<https://www.hern-crabtree.co.uk>

Approx Gross Internal Area
78 sq m / 835 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 83 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 62 | |
| England & Wales | |
| EU Directive 2002/91/EC | |



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<https://www.hern-crabtree.co.uk>



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.