

# Pembroke Road

CARDIFF, CF5 1QP

GUIDE PRICE £325,000

Hern &  
Crabtree



# Pembroke Road

No onward chain!

This exquisite end-terrace house on Pembroke Road effortlessly combines modern living with timeless comfort. Impeccably renovated throughout, the property exudes a fresh, airy ambiance that is both welcoming and functional —perfect for contemporary living.

Boasting three generously sized bedrooms, this home is an ideal choice for a growing family, offering plenty of space to relax and thrive. The inviting reception room provides a versatile setting for both lively family gatherings and cozy, quiet evenings.

The prime location adds even more appeal, with local amenities, parks, and excellent schools just a stone's throw away, ensuring convenience at every turn. The vibrant, close-knit community of Canton is well-known for its welcoming spirit, and with superb transport links, you'll have easy access to all the best Cardiff has to offer.

Boasting a highly sought-after south-facing garden, this property enjoys extended sunlight hours, creating a warm and inviting outdoor space that's a perfect addition to the home.

In short, this stunning end-terrace house on Pembroke Road presents a great opportunity to live in one of Cardiff's most desirable areas. With its modern upgrades and spacious layout, it promises an exceptional living experience for its new owners.



1041.00 sq ft

#### Front

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

#### Porch

Enter via a composite door to the front elevation with window over. Wooden flooring. Door leading to:

#### Lounge/Diner

23'9" max x 15'9" max

Double glazed bay window to the front elevation. Double glazed door leading to the rear garden. Log burner with slate hearth and wooden mantelpiece. Fitted storage cupboards and shelving into alcoves. Wooden flooring. Two radiators. Stairs rise up to the first floor. Understairs storage cupboard and alcove.

#### Kitchen

10'9" max x 7'0" max

Double glazed window to the side elevation. Double glazed door to the rear garden. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Space for fridge freezer. Plumbing for washing machine. Space for slimline dishwasher. Gas combination boiler. Tiled flooring. Extractor fan.

#### Bathroom

11'8" max x 5'9" max

Double glazed obscure window to the side elevation. W/C and wash hand basin. Bath with shower over. Part tiled walls. Tiled flooring. Heated towel rail. Rear loft access hatch. Extractor fan.

#### Landing

Stairs rise up from the lounge. Wooden handrail and spindles. Matching bannister. Split level landing. Fitted linen cupboard. Loft access hatch with stairs rising to the loft.

#### Bedroom One

15'11" max x 9'11" max

Two double windows to the front elevation. Radiator. Fitted wardrobes. Stripped wooden flooring.

#### Bedroom Two

11'1" max x 8'10" max

Double glazed window to the rear elevation. Radiator.

#### Bedroom Three

10'11" max x 7'1" max

Double glazed window to the rear elevation. Radiator.

#### Loft

13'4" max x 9'10" max

Two double glazed skylight windows. Storage into eaves.

#### Garden

Enclosed rear garden. Astro turf lawn. Paved seating area. Raised flower border. Side return.

#### Disclaimer

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