

Pembroke Road

CARDIFF, CF5 1QN

GUIDE PRICE £325,000

**Hern &
Crabtree**



Pembroke Road

Feel right at home in this handsome two-bedroom mid-terrace on the ever-popular Pembroke Road.

Step through the front door and be greeted by a bright, spacious lounge/dining room, perfect for unwinding in the evenings or hosting friends. At the back, you'll find a beautiful kitchen that opens up to a sunny, private rear garden.

Upstairs, there are two double bedrooms: a generously proportioned main bedroom flooded with natural light, and a second versatile bedroom that works equally well as a home office, guest room, or child's room.

Pembroke Road is renowned for its friendly, welcoming community and unbeatable location. You're just a short walk from local shops, cafes, and everyday amenities, with great local schools and green spaces nearby—perfect for weekend strolls, dog walks, or simply relaxing outdoors.



808.00 sq ft

Hallway

Enter via a traditional wooden obscure glazed door to the front elevation with stained glass window over. Wooden flooring. Radiator. Stairs rise up to the first floor.

Lounge

11'1" max x 9'7" max

Double glazed window to the front elevation with fitted plantation shutters. Cast iron feature fireplace with and stone hearth. Fitted storage and shelving into alcoves. Wooden flooring. Radiator. Squared off archway to the dining room.

Dining Room

11'2" max x 11'1" max

Double glazed window to the rear elevation. Understairs storage cupboard. Wooden flooring. Radiator. Squared off archway to the lounge.

Kitchen

16'11" max x 8'0" max

Double glazed window to the side elevation. Double glazed French doors leading to the rear garden. Wall and base units with wooden worktops over. Integrated four ring gas hob with tiled splashback and cooker hood over. One bowl Belfast sink with mixer tap. Integrated dishwasher. plumbing for washing machine. Space for fridge freezer. Tiled flooring. Radiator.

Landing

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

Bedroom One

12'6" max x 9'11" max

Two double glazed windows to the front elevation. Cast iron feature fireplace. Fitted wardrobes into alcoves. Stripped wooden flooring. Two radiators.

Bedroom Two

11'0" max x 8'6" max

Double glazed window to the rear elevation. Radiator.

Bathroom

7'9" max x 7'2" max

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Bath with fitted shower over and glass splashback screen. Fitted linen cupboard with concealed gas combination boiler. Part tiled walls. Tiled flooring. Heated towel rail.

Garden

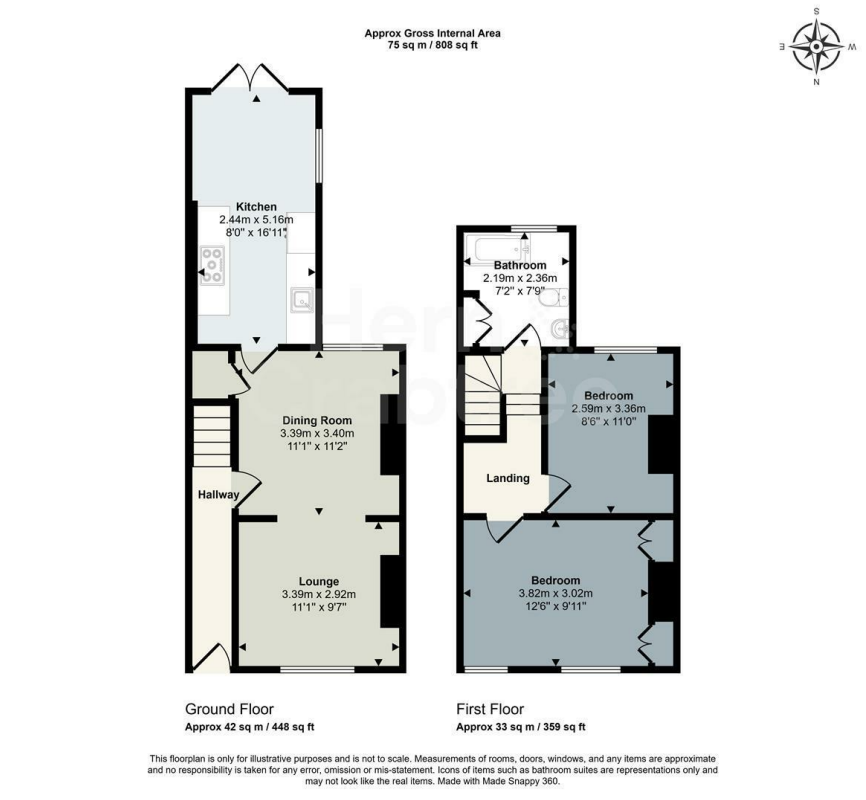
Enclosed rear garden. Paved patio. Outside light. Cold water tap. Side return. Mature shrubs and trees. Flower borders. Electrical sockets.

Additional Information

Freehold. Council Tax Band E (Cardiff). EPC rating E.



Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		53
(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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