

Pembroke Road

CARDIFF, CF5 1QN

GUIDE PRICE £350,000

**Hern &
Crabtree**



Pembroke Road

A beautifully balanced home where timeless character meets considered modern living, on the highly sought-after Pembroke Road.

Step through the front door and you're welcomed by a hallway brimming with period detail—from the decorative coved ceiling to the elegant picture rail and ceiling arch detail. The front lounge enjoys a light-filled bay window, cast iron fireplace and cosy proportions, ideal for curling up with a book or entertaining with ease. Flowing through to the spacious dining room, there's room to host dinner parties or simply enjoy quiet evenings at home.

At the rear, the home opens up to a bright, thoughtfully designed kitchen—an expansive, open-plan space with sleek modern cabinetry, ample preparation space and a direct outlook to the low-maintenance rear garden.

Upstairs, two generous double bedrooms offer calm retreats, both tastefully finished and rich in natural light. The beautifully appointed bathroom is a standout feature, boasting a freestanding roll top clawfoot bathtub alongside a walk-in shower—a luxurious spot to unwind after a long day.

Whether you're stepping onto the ladder or looking to downsize in style, this is a home that invites you to simply move in and enjoy—full of warmth, character, and Pembroke Road prestige.



1050.00 sq ft

Front

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

Hallway

Enter via a traditional wooden door to the front elevation with window over. Coved ceiling. Picture rail. Ceiling arch detail. Radiator. Stripped wooden flooring. Stairs rise up to the first floor.

Lounge

14'0" max x 11'9" max

Double glazed bay window to the front elevation. Coved ceiling. Picture rail. Ceiling rose. Cast iron feature fireplace. Fitted storage into alcoves. Radiator. Stripped wooden flooring.

Dining Room

11'9" max x 9'7" max

Double glazed window to the rear elevation. Coved ceiling. Picture rail. Ceiling rose. Cast iron feature fireplace. Radiator. Stripped wooden flooring. Archway leading to the kitchen.

Kitchen

17'11" max x 10'1" max

Double glazed windows to the side and rear elevation. Glazed wooden barn style door leading to the rear garden. Coved ceiling. Wall and base units with wooden worktops over. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Ceramic one bowl sink and drainer with mixer tap. Integrated dishwasher. Space for fridge freezer. Breakfast bar. Cast iron stove. Radiator. Tiled flooring. Storage cupboard with plumbing for washing machine. Understairs storage cupboard.

Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Split level landing. Picture rail. Loft access hatch.

Bedroom One

15'7" max x 11'3" max

Two double glazed windows to the front elevation. Picture rail. Cast iron feature fireplace. Radiator. Stripped wooden flooring.

Bedroom Two

11'6" max x 10'0" max

Double glazed window to the rear elevation. Picture rail. Radiator.

Bathroom

10'11" max x 10'1" max

Double glazed obscured window to the rear elevation. W/C and wash hand basin. Freestanding roll top claw feet bath with mixer tap. Shower quadrant with fitted shower, tiled walls and sliding glass door. Half rise feature wood panelling. Cast iron feature fireplace. Stripped and painted wooden flooring. Heated towel rail. Extractor fan. Fitted storage cupboard with concealed gas combination boiler.

Garden

Enclosed rear garden. Paved patio. Mature shrubs and tree. Flower borders. Cold water tap. Side return.

Additional Information

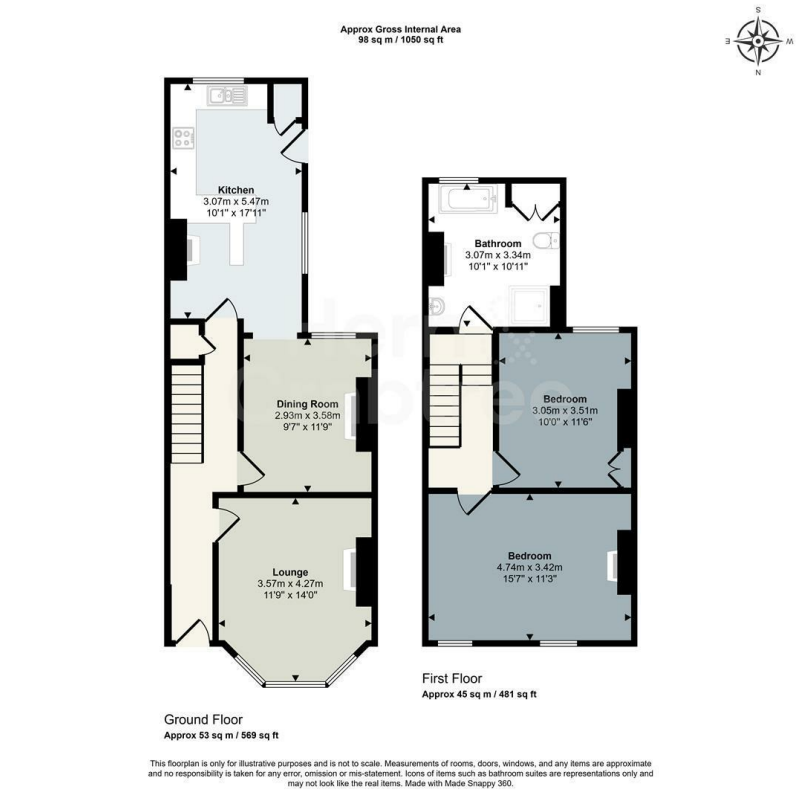
Freehold. Council Tax Band E (Cardiff). EPC rating C.

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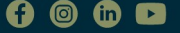


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		69
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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