

Taff Embankment

CARDIFF, CF11 7BG

GUIDE PRICE £425,000

Hern &
Crabtree



Taff Embankment

An impressive four-bedroom Victorian home with far-reaching views over the River Taff and the ever-evolving Cardiff skyline.

Offering generous living space over four floors, this is a home full of character, charm, and clever modern touches – just moments from the bustling heart of Pontcanna and the city centre.

From the moment you step through the front door, the sense of space and warmth is immediately apparent. The entrance hallway, complete with a coved ceiling and original features, leads to a bright and inviting living room with a bay window and cosy log burner – perfect for relaxed evenings at home. Beyond this, a separate sitting room opens into a charming lean-to area that floods the space with natural light – an ideal spot for reading, working, or simply enjoying the garden outlook.

To the rear of the property, the open-plan kitchen and dining area is wonderfully social, with French doors leading directly out to the private rear garden – a perfect extension of the living space in warmer months. From the garden, steps lead down to a versatile cellar – ideal for storage.

Upstairs, the first floor offers three generously sized bedrooms and a beautifully appointed family bathroom, complete with a freestanding bathtub and tasteful finishes. On the top floor, the spacious principal bedroom is currently used as the main suite, enjoying a Juliet balcony and a stylish en suite shower room.

This is a rare opportunity to purchase a truly special home in one of Cardiff's most attractive residential settings.



1913.00 sq ft

Front

Front forecourt garden. Storm porch. Low rise brick wall with timber gate.

Hallway

Enter via a double glazed composite door to the front elevation with window over. Coved ceiling. Picture rail. Stripped wooden flooring. Radiator. Stairs rise up to the first floor. Understairs storage alcove. Radiator.

Living Room

Double glazed bay window to the front elevation with half rise fitted plantation shutters. Coved ceiling. Picture rail. Cast iron log burner. Fitted shelving into alcoves. Stripped wooden flooring. Radiator.

Sitting Room

Coved ceiling. Picture rail. Ceiling rose. Fitted shelving into alcove. Stripped wooden flooring. Radiator. Archway to the lean-to.

Lean-To

Double glazed sliding doors leading to the rear garden. Double glazed roof. Tiled flooring. Archway to the sitting room.

Kitchen/Diner

Double glazed windows to the side elevation. Double glazed French doors to the rear garden. Coved ceiling. Ceiling rose. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Space for Range style gas cooker with glass splashback and cooker hood over. Integrated dishwasher. Integrated washing machine. Space for American fridge freezer. Breakfast bar. Tiled flooring. Two radiators.

Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Split level landing. Stripped wooden flooring. Rear loft access hatch. Radiator. Stairs rise up to the second floor.

Bedroom One

Double glazed bay and a half window to the front elevation with half rise fitted plantation shutters. Coved ceiling. Stripped wooden flooring. Radiator. Wooden mantelpiece. Fitted shelving into alcoves.

Bedroom Two

Double glazed window to the rear elevation. Stripped and painted wooden flooring. Radiator. Fitted storage cupboard.

Bedroom Three

Double glazed window to the rear elevation. Stripped wooden flooring. Radiator.

Bathroom

Two double glazed obscure windows to the side elevation. W/C and wash hand basin. Freestanding bath with mixer tap and shower head. Shower quadrant with fitted shower over with glass splashback screen. Part tiled walls. Stripped wooden flooring. Fitted linen cupboard with concealed gas combination boiler. Loft access hatch.

Second Floor Landing

Stairs rise up from the first floor landing. Wooden handrail and spindles. Double glazed skylight window. Door leading to:

Bedroom Four

Double glazed doors to a Juliette balcony. Double glazed full length window. Double glazed skylight window. Exposed brickwork. Wooden laminate flooring. Radiator. Archway to the en suite.

En Suite

Double glazed skylight window. W/C and wash hand basin. Shower quadrant with fitted shower over and glass splashback screen. Part tiled walls. Vinyl flooring. Radiator and heated towel rail. Extractor fan.

Garden

Enclosed rear garden. Paved patio. Mature shrubs and trees. Raised flower borders. Wooden and UPVC lean to pergola. Purpose built outbuilding with W/C, wash hand basin, plumbing for washing machine and space for tumble dryer. Outside light. Pedestrian gate leading to rear lane access. Timber frame summer house. Side return. Steps leading down to the cellar.

Cellar

Steps leading down from the garden. Power and light.

Additional Information

Freehold. Council Tax Band F (Cardiff). EPC rating TBC.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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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