

# Pembroke Terrace, £460,000

- COUNCIL TAX BAND F
- NO CHAIN
- SPECTACULAR WATER VIEWS OVERLOOKING CARDIFF BAY & BEYOND
- THREE DOUBLE BEDROOMS
- BATHROOM, SHOWER ROOM & DOWNSTAIRS WC
- EPC Rating: D









# About the property

Boasting a spectacular water views over Cardiff Bay & beyond from all three floors facing the front. Bay fronted mid terrace with full dormer loft conversion providing versatile accommodation with three double bedrooms, two bathrooms and a downstairs wc. SOLD WITH NO CHAIN.

# **Accommodation**

### **Entrance Porch**

#### **Entrance Hall**

Tiled floor, radiator, stairs to first floor.

## Wc

Wc, sink, vinyl foor, part tiled walls

## Lounge





16' Max x 14' 3" into bay ( 4.88m Max x 4.34m into bay )
Bay window to front, carpet, radiator.





Window to rear and door to garden, space and plumbing for washing machine and dish washer.

#### **Kitchen**

12' 7" x 13' 5" ( 3.84m x 4.09m )

Wall and base units, sink and drainer, space for over and hob, fridge freezer and dish washer. Tiled floor and tiled splashback. Door to utility room.

# **Utility Room**

7' 7" x 5' 4" ( 2.31m x 1.63m )

## **First Floor Landing**

Carpet, doors to bedroom one and two and bathroom, stairs to upper floor.

## **Bedroom One**

19' 7" Max x 11' 1" ( 5.97m Max x 3.38m )

two window to front with water views, carpet, radiator.

#### **Bedroom Two**

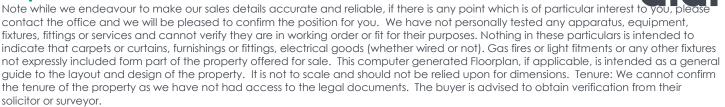


# **Floorplan**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

# **Important Information**



Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let



