



Sheppard
& Bear

Clarence Embankment | | Cardiff | CF10 5GR

Price £425,000



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Being sold with no onward chain.

Nestled along the picturesque Clarence Embankment in Cardiff, this stunning mid-terrace house offers a perfect blend of modern living and classic charm. Spanning an impressive 1,567 square feet, the property boasts four spacious double bedrooms, each designed to provide comfort and privacy. With four well-appointed bathrooms, including two en-suites, this home is ideal for families or those who enjoy hosting guests.

The heart of the home is the inviting kitchen and dining room, which provides a wonderful space for family meals and entertaining. The lounge and dining room, adorned with original features and high ceilings,

- Four spacious double bedrooms
- Kitchen/dining room
- Utility room for convenience
- River views from the property
- Mid-terrace house, 1,567 sq ft
- Four bathrooms, two of which en-suites
- Lounge with dining area
- Original features, high ceilings, cellar
- Walk to Cardiff Bay, city centre
- No onward chain

Entrance porch

Hallway

Living /dining room

25'8" max (into bay) x 13'4" max (7.62m max (into bay) x 3.96m max)

Kitchen

19'0" max x 16'9" max (5.79m max x 4.88m max)

Utility room

5'4" x 4'3" (1.52m x 1.22m)

Wet room

5'0" x 3'9" (1.52m x 0.91m)

First floor landing

Bedroom one

13'7" max (into bay) x 11'8" (3.96m max (into bay) x 3.35m)

En-suite

5'6" x 5'6" (1.52m x 1.52m)

Bedroom two

11'4" x 11'3" max (3.35m x 3.35m max)

Bedroom three

10'10" (plus door recess) x 10'0" (3.05m (plus door recess) x 3.05m)

Family bathroom

Second floor landing

Principal Suite

17'9" x 17'6" max (5.18m x 5.18m max)

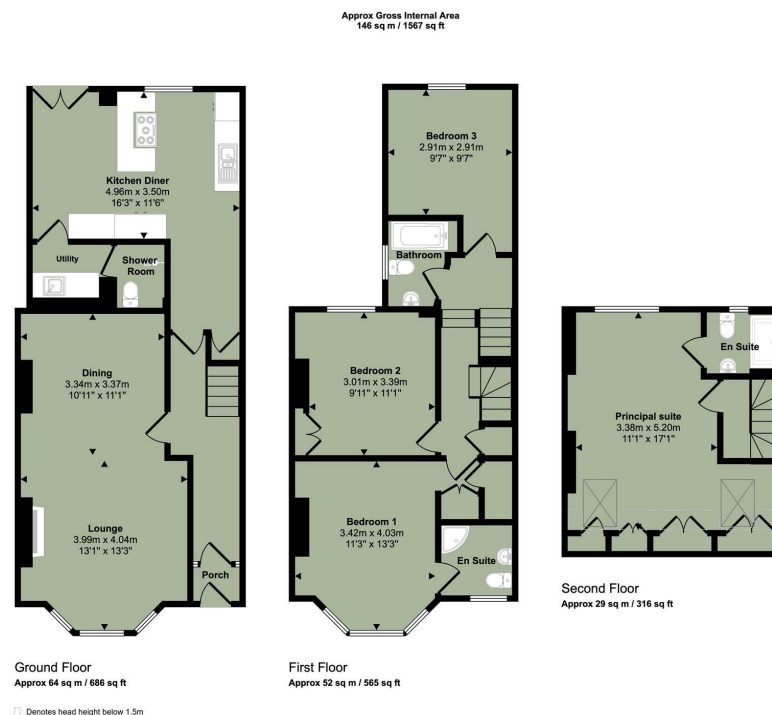
En-suite

Outside and parking



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	

Council Tax Band F
EPC Rating



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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