Taff Embankment

CARDIFF, CF11 7BH

GUIDE PRICE £450,000

Taff Embankment

Beautifully presented throughout, this attractive three-bedroom home on the ever-popular Taff Embankment perfectly combines period character with contemporary living. Ideally positioned within easy reach of Cardiff City Centre, Cardiff Bay and Pontcanna, it offers generous accommodation in a highly convenient location.

The standout feature is the impressive open-plan kitchen, dining and family room, thoughtfully extended to create a bright and sociable space with bi-fold doors opening directly onto the landscaped rear garden. The stylish fitted kitchen offers ample storage, integrated appliances and plenty of space for both everyday living and entertaining.

To the front, the separate bay-fronted living room provides a cosy retreat, complete with a feature wood-burning stove set within an exposed brick fireplace.

The first floor offers three well-proportioned bedrooms, a contemporary family bathroom with a freestanding bath, and the added benefit of a separate shower room.

Further enhancing the home is the addition of external wall insulation, helping to improve thermal efficiency and comfort throughout the year while contributing to lower running costs.

Outside, the landscaped rear garden enjoys a patio, lawn and mature planting, together with a detached garden room, fully insulated for year-round use, offering excellent versatility as a home office, gym or studio.

Taff Embankment is one of Grangetown's most sought-after addresses, offering riverside walks along the Taff Trail, excellent transport links, local amenities and easy access to both the city centre and Cardiff Bay

1380.00 sq ft

Entrance Hall
Entered via a composite front door into a welcoming entrance hall with stairs rising to the first floor, large coat/storage cupboard, useful under stairs storage cupboard, radiator and doors leading to the living room and the kitchen/dining room.

Living Room
12'2 c 16'10
A spacious bay-fronted reception room with double glazed bay window to the front elevation allowing plenty of natural light. Feature inset fireplace housing a wood-burning stove with exposed brick surround and Welsh slate hearth, radiator and fitted carpet.

Utility Room and Ground Floor WC
Fitted with a low-level WC and wash hand basin with a useful utility area providing worktop space, space and plumbing for a washing machine, space for a tumble dryer and a fridge/freezer. Obscure double glazed window to the side and continuation of the wood effect flooring.

Kitchen/Dining Room
20'5 x 11'8
An impressive open-plan kitchen and dining space, ideal for modern family living and entertaining. Fitted with a high-quality Sigma 3 Masterclass kitchen, comprising a range of matching wall and base units with complementary work surfaces over incorporating a sink and drainer with mixer tap. Integrated double oven, induction hob with extractor hood above, integrated dishwasher and integrated fridge/freezer. Ample space for a dining table and additional seating area. Recessed spotlights, wood effect flooring, radiator and bi-fold doors opening onto the rear garden.

First Floor Landing
Double glazed window to the side elevation, loft access and doors leading to all first floor accommodation.

Bedroom One
12'4 x 17'
A generous double bedroom with double glazed bay window to the front elevation, radiator and fitted carpet.

Bedroom Two
11'11 x 14'3
A spacious second double bedroom overlooking the rear garden with double glazed window, radiator and fitted carpet.

Bedroom Three
7'8 x 9'4
A well-proportioned bedroom with double glazed window to the front elevation, offering ample space for a double bed, radiator and fitted carpet, making it ideal as a child's bedroom, guest room, nursery or home office.

Bathroom
8'1 x 7'8
A beautifully appointed bathroom comprising a freestanding bath with floor-mounted mixer tap, vanity wash hand basin with storage beneath and low-level WC. Obscure double glazed window to the rear, heated towel rail, fully tiled walls and floor.

Shower Room
5'2 x 8'10
Fitted with a walk-in shower enclosure, wash hand basin and low-level WC. Obscure double glazed window to the side, heated towel rail, underfloor heating, and tiled walls and flooring.

Loft
Fully insulated, fully boarded and fitted with lighting, providing excellent storage with clear potential for conversion, subject to the necessary planning permissions and building regulations.

Front Garden
Set back from the pavement behind mature hedging, the front garden enjoys an excellent degree of privacy. A terracotta pathway leads to the entrance with a lawned area bordered by paving and established planting.

Rear Garden
An enclosed rear garden with fenced and walled boundaries offering a private outdoor space. Designed for ease of maintenance with decorative stone finish and mature flower borders. Gated side access with outside cold water tap. Garage with manual up and over door accessed via the rear lane.

Garden Room
7'7 x 7'4
A versatile detached garden room offering an ideal space for use as a home office, gym, studio or hobby room. Fully insulated for year-round use, with double doors opening onto the garden.

Additional Information
Freehold. Council Tax Band E (Cardiff). EPC rating D.

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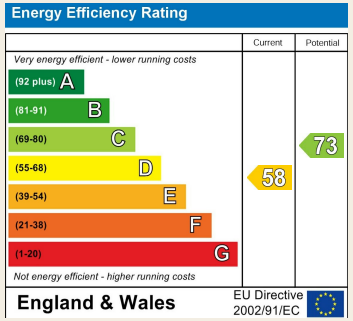

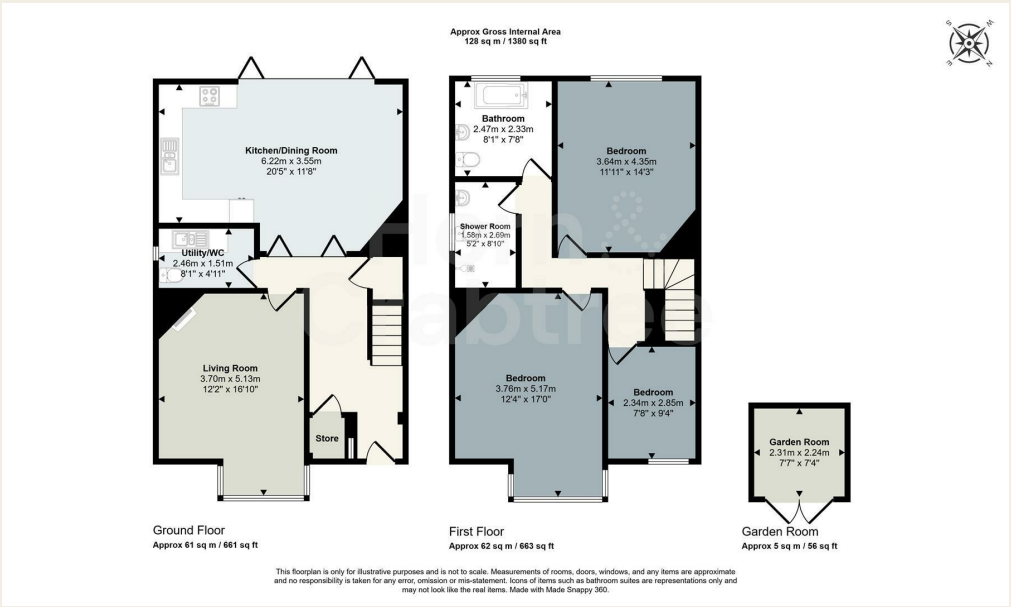

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