

# Taff Embankment

CARDIFF, CF11 7BH

**GUIDE PRICE £395,000**

**Hern &  
Crabtree**



# Taff Embankment

Set along the banks of the River Taff, this elegant three bedroom mid-terrace house is rich in period character.

Behind a modest forecourt garden, where greenery softens the approach, the house unfolds with a sense of warmth and considered continuity. The entrance hall retains its original tiled floor, setting a tone of understated heritage that continues throughout. To the front, a beautifully proportioned living room is drawn to the light of a bay window. A log burner provides a natural focal point, complemented by rich parquet flooring underfoot. Beyond, a second sitting room sits at the heart of the home, its French doors opening directly onto the garden and allowing light to move freely through the ground floor.

At the rear, the kitchen and dining space is arranged for both daily life and informal gatherings, with a natural connection to the outside. The garden itself has matured gracefully, with established shrubs and trees creating a sense of enclosure and privacy. A rear lane provides practical access to the garage, while a pedestrian gate adds a further layer of convenience.

Upstairs, three well-proportioned bedrooms offer flexibility for family life, working from home, or guests. The principal bedroom, set to the front with views towards the River Taff and the distant city skyline. A family bathroom serves the accommodation, thoughtfully arranged and in keeping with the house as a whole.

Taff Embankment remains valued for its proximity to both green space and the city's cultural centre. Riverside walks and cycling routes lie just beyond the front door, while Pontcanna and Canton offer an established mix of independent cafés, restaurants and local shops. The city centre, with its theatres, galleries and transport links, is within easy reach, making this an ideal setting for those seeking both connection and retreat.



# 1004.00 sq ft

## Reception Hall

Entered via a double glazed composite front door with double glazed windows to either side and above. A welcoming entrance hall with stripped, varnished and painted staircase featuring Arts and Crafts style spindles leading to the first floor. Tiled period flooring, radiator, understairs storage and a useful storage alcove. A traditional glazed door leads through to the kitchen and breakfast room, with further doors leading to the reception rooms.

## Living Room

A beautiful bay fronted reception room with a double glazed bay window to the front aspect overlooking the Taff Embankment. Coved ceiling, bespoke shelving and cabinets fitted into the alcoves, cast iron wood burning stove set into the chimney breast with a tiled hearth, wood parquet flooring and radiator.

## Sitting Room

Featuring a double glazed rear bay window with French doors opening onto the rear garden. Coved ceiling, feature cast iron fireplace, feature panelled wall, wood parquet flooring, shelving fitted into the alcoves and radiator.

## Kitchen/ Dining Room

A charming and practical space with double glazed windows to the side and rear along with a double glazed door leading out to the rear garden. The breakfast area features a Welsh dresser with traditional glassware cabinet, tiled flooring, radiator and space for a breakfast table, with one step down leading into the kitchen area. The kitchen is laid out in an L shape with wall and base units and work surfaces over, integrated double oven, gas hob with concealed cooker hood over, tiled splash backs, stainless steel one and a half bowl sink and drainer with plumbing for a washing machine. There is an integrated fridge and freezer and a Worcester gas combination boiler. Tiled flooring continues throughout.

## Landing

Stairs rise from the entrance hall to the landing with banister and matching Arts and Crafts spindles and loft access hatch.

## Bedroom One

Double glazed bay window to the front elevation with views towards the Taff Embankment, fitted double wardrobe to the alcove, feature cast iron fireplace and radiator.

## Bedroom Two

Double glazed window to the rear elevation. Fitted double wardrobes to the alcove with cupboards above. Coved ceiling and radiator.

## Bedroom Three

Double glazed window to the front, coved ceiling and radiator.

## Bathroom

Double glazed obscure window to the rear, bath with spa jets and central mixer tap with electric shower over and bifold glass screen, WC, wash hand basin with vanity cupboard, shaver point, part tiled walls, tiled flooring, extractor fan and radiator.

## Outside Front

Forecourt style front garden with checkerboard tiled path, mature hedges for privacy, mature Acer trees, traditional gate to the front, low rise brick wall and flower borders. The property enjoys a wonderful position overlooking the Taff Embankment, the River Taff and towards Cardiff Bay.

## Outside Rear

A landscaped and enclosed rear garden with stone paved patio, small lawn area, decked seating area, mature shrubs and trees, flower borders and path, exposed stone wall and a door leading to a detached single garage. A rear gate provides access to the rear lane. Outside power point and outside light.

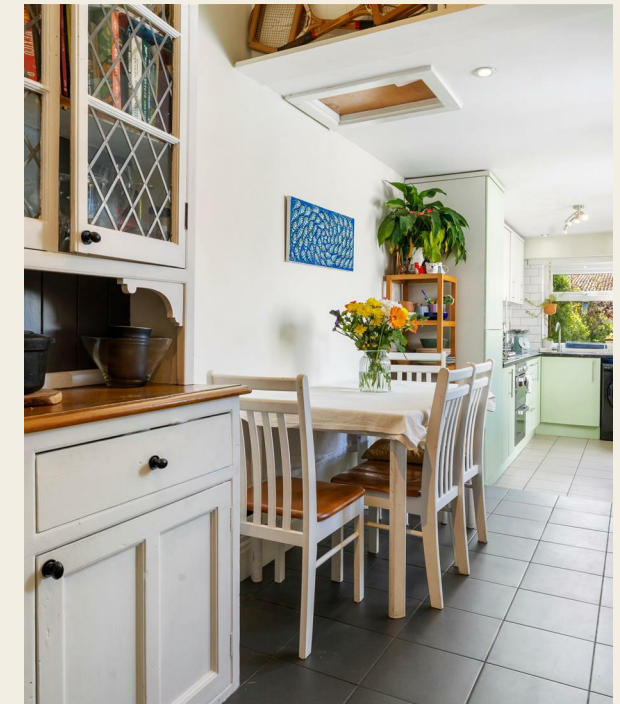
## Additional Information

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

## Disclaimer

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provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy. Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<div style="border: 1px solid black; padding: 5px; display: inline-block;">86</div>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

