

Taff Embankment

CARDIFF, CF11 7BG

GUIDE PRICE £325,000

Hern & Crabtree



HERN & CRABTREE
ESTABLISHED 1849

Taff Embankment

A traditional bay fronted family home situated on Taff Embankment and offering direct access to the Taff trail & city centre of Cardiff.

This spacious four bedroom home is offered for sale with no onward & although it does require work it also presents an excellent opportunity for buyers who are keen to put their own stamp on a home with traditional character.

The accommodation begins with a front garden, leading through a porch and into a traditional hallway. There are two reception rooms with the lounge to the front and a separate dining room with direct access to the garden. The kitchen is positioned at the rear of the property, complemented by a ground floor bathroom, while stairs lead down to a useful basement level. The rear garden completes the ground floor accommodation.

To the first floor are four good-sized bedrooms, all offering excellent versatility for growing families, home working or guest accommodation, along with a further bathroom.

Taff Embankment is renowned for its attractive riverside walks, leafy outlooks and strong sense of community, all while being conveniently placed for local schools, shops, parks and transport links. Cardiff City Centre is within easy walking distance.

Early viewing is highly recommended!



1392.00 sq ft

Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate.

Porch

Double glazed composite door to the front elevation with window above. Coved ceiling. Tiled sidings. Door leading to:

Hallway

Coved ceiling. Dado rail. Two radiators. Stairs rise up to the first floor.

Living Room

Double glazed bay window to the front elevation. Coved ceiling. Ceiling rose. Picture rail. Gas fire with wooden mantelpiece, tiled surround and hearth. Wooden laminate flooring. Radiator.

Dining Room

Double glazed door and window to the rear elevation. Coved ceiling. Ceiling rose. Wooden laminate flooring. Radiator.

Bathroom

Double glazed obscure window to the side elevation. Coved ceiling. Ceiling rose. Picture rail. W/C and wash hand basin. Bidet. Corner bath with mixer tap. Part tiled walls. Tiled flooring. Radiator.

Kitchen

Double glazed door to the rear elevation. Double glazed obscure window to the side elevation. Coved ceiling. Wall and base units with worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated four ring gas hob with tiled splashback. Integrated oven. Plumbing for washing machine. Tiled flooring.

Basement

Stairs lead down from the hallway.

Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Split level landing. Coved ceiling. Dado rail. Fitted storage cupboard. Radiator. Loft access hatch.

Bedroom One

Double glazed bay and half window to the front elevation. Coved ceiling. Ceiling rose. Cast iron feature fireplace with wooden mantelpiece, tiled surround and hearth. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Coved ceiling. Ceiling rose. Wooden laminate flooring. Radiator.

Bedroom Three

Double glazed window to the rear elevation. Coved ceiling. Ceiling rose. Wooden laminate flooring. Radiator.

Bedroom Four

Double glazed window to the side elevation. Ceiling rose. Vinyl flooring. Gas combination boiler.

Bathroom

Glazed obscure window to the side elevation. W/C and wash hand basin. Bath with disability access door. Tiled walls. Vinyl flooring. Extractor fan. Rear loft access hatch.

Garden

Enclosed rear garden. Paved patio and steps leading down. Timber frame lean to. Outside light. Cold water tap. Mature shrubs and trees. Side return. Access to the basement.

Additional Information

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

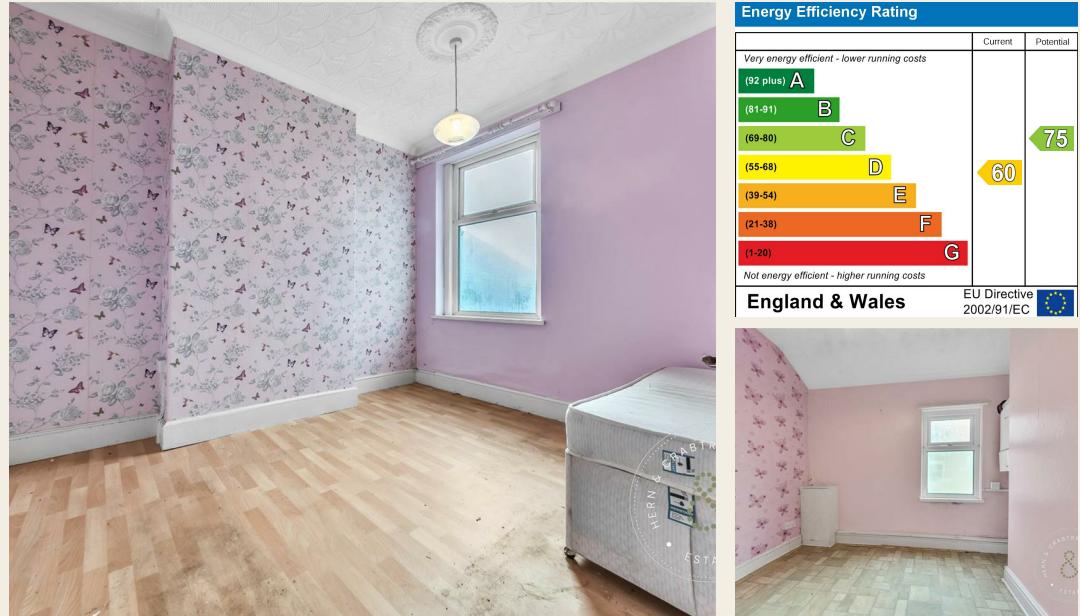
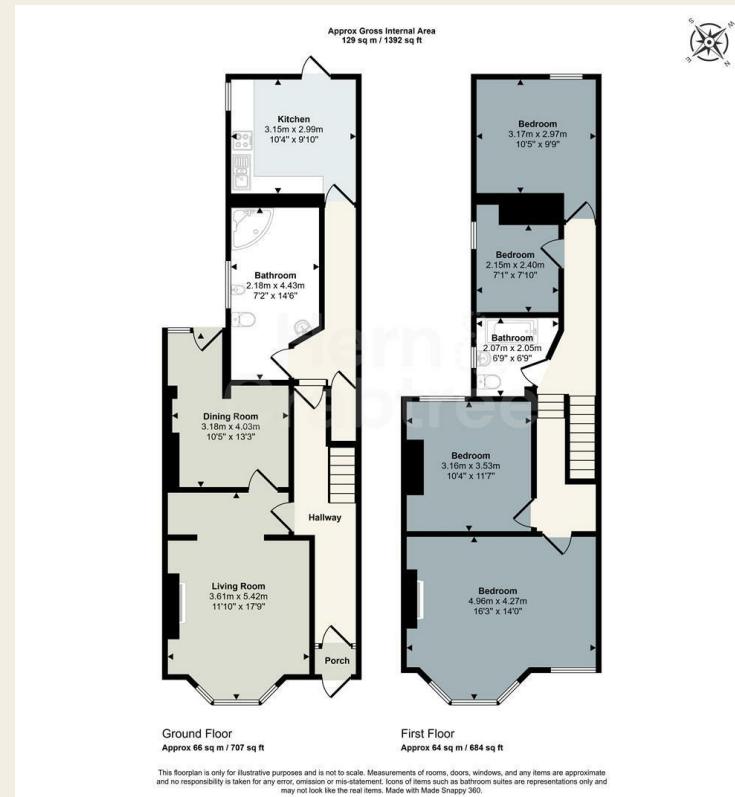
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

