

# Pembroke Mews, Clive Road

CANTON, CARDIFF, CF5 1HG

GUIDE PRICE £145,000

**Hern &  
Crabtree**



# Pembroke Mews

Positioned within a mews alongside Clive Road, this well presented first floor purpose built apartment offers light filled accommodation together with the rare advantage of allocated parking and communal gardens, all within easy reach of Canton and Pontcanna.

The property has been carefully maintained and decorated in neutral tones, creating a calm and welcoming interior that is ready to move straight into & offered for sale with no onward chain.

The accommodation is well balanced with an entrance hall leading to a generous open plan living space with kitchen and breakfast area, two double bedrooms and a well appointed bathroom.

The location places you within walking distance of the independent shops, cafes and restaurants of Canton and nearby Pontcanna, along with green spaces such as Thompson's Park, Victoria Park and Llandaff Fields. The area is well served by public transport with regular bus routes into the city centre and easy access to Cardiff Central station, making it a convenient location for commuters and those looking to enjoy everything this part of Cardiff has to offer.

This is an excellent opportunity for first time buyers, downsizers or investors looking for a well located and well presented apartment with parking and outdoor space.



# 468.00 sq ft

## Entrance

Entered via a communal entrance with stairs rising to the first floor where the flat is located.

## Inner Hall

Entrance hall with intercom entry phone, electric fuse board and a useful built in storage cupboard. Doors lead to all rooms.

## Kitchen/Lounge/Diner

A light and bright open plan living space with two double glazed windows to the front aspect. The living area is carpeted and offers ample space for both seating and dining. The kitchen area is fitted with a selection of wall and base units with work surfaces over and incorporates a stainless steel sink with drainer. There is an integrated oven with four ring electric hob and cooker hood over, plumbing for a washing machine and space for a fridge freezer. A breakfast bar provides an informal seating area. Radiator.

## Bedroom One

Double bedroom with double glazed window to the rear, radiator and fitted wardrobes. Within the wardrobe is a concealed gas combination boiler. There is also a recessed area with fitted shelving.

## Bedroom Two

A further double bedroom with double glazed window to the rear, radiator and fitted wardrobes.

## Bathroom

Fitted with a bath with shower over, wash hand basin and WC. Mirrored vanity unit with cupboard over, heated towel rail, tiled walls, tiled floor and extractor fan.

## Parking

The property benefits from allocated parking to the rear and access to a pleasant communal garden.

## Tenure

Leasehold. 99 years from 1987 with 60 years remaining. £50 Annual ground rent. £800 Annual service & maintenance charges.

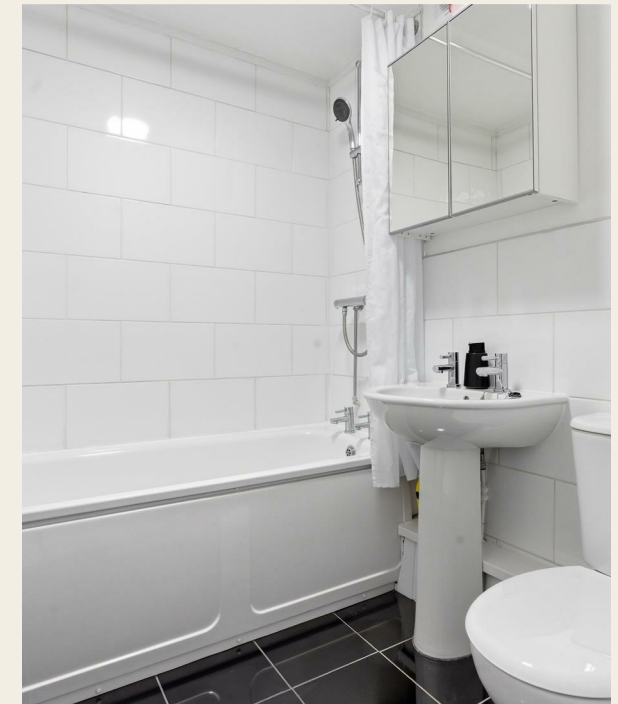
## Additional Information

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

## Disclaimer

Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been 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.

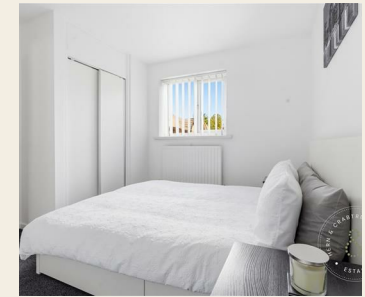
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



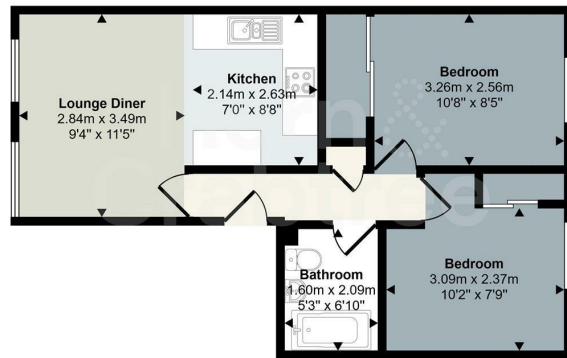
# Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>79</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



Approx Gross Internal Area  
43 sq m / 468 sq ft



Floorplan

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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