



Pembroke Road

| | Canton | CF5 1QP

A perfectly situated family home within easy walking distance to Chapter Arts centre and an array of independent restaurants, cafes and boutiques. Located in one of Cardiff's most desirable areas, this is a fantastic location for both families and those who are looking to be part of a lovely community.

The property has been well maintained by the owners and we highly recommend an internal viewing to appreciate the accommodation on offer which in brief comprises: traditional reception hall, living room, sitting room, contemporary open plan kitchen/ dining room, landing, three good size bedrooms and stylish bathroom.

The rear garden has been well designed and provides a fantastic space for relaxing or entertaining.

Front

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

Entrance Hall

Wooden glazed door to the front elevation with window over. Radiator. Wood flooring. Cove ceiling. Stairs to the first floor. Under stairs storage alcove.

Living Room

12'9" max x 11'3" max

Double glazed bay window to the front elevation. Chimney breast with recess. Ceiling rose. Cove ceiling. Fitted storage and shelving. Radiator.

Sitting Room

10'7" max x 8'3" max

Double glazed door to the rear elevation with window over. Wood flooring. Radiator. Shelving fitted into alcoves.

Kitchen/Dining Room

18'6" max x 8'11" max

French doors leading to the garden. Double glazed window to the side elevation. Spotlights. Wall and base units with worktops over and under lighting. One and a half bowl ceramic sink and drainer. Integrated full length dishwasher. Plumbing for washing machine. Neff four ring induction hob with tiled splash back and cooker hood over. Integrated oven. Integrated fridge/freezer. Concealed ideal gas combination boiler. Tiled flooring. Radiator.

Landing

Stairs rise up from the entrance hall. Loft access hatch. Bannister.

Bedroom One

11'9" x 10'1"

Two double glaze windows to the front elevation. Fitted

sliding wardrobes. Radiator. Wood laminate flooring. Fitted dressing table and wall storage.

Bedroom Two

10'8" max x 9'4" max

Double glazed window to the rear elevation. Wood laminate flooring. Radiator.

Bedroom Three

10'8" max x 8'11" max

Double glazed window to the rear elevation. Wood laminate flooring. Radiator.

Bathroom

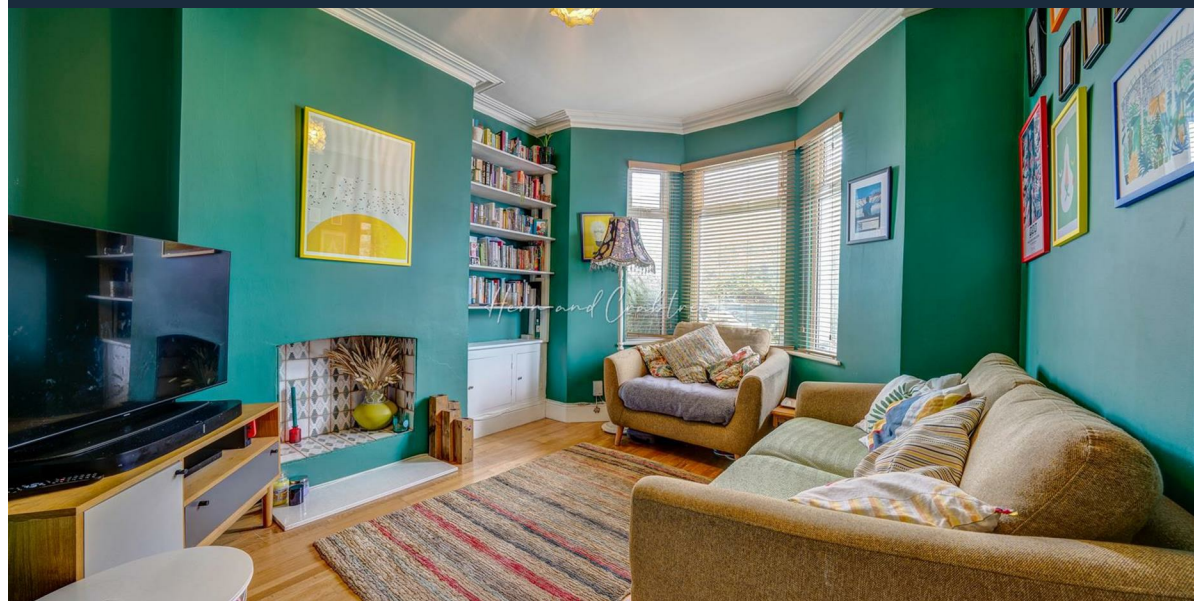
7'5" max x 6'1" max

Double glazed skylight window. W/C and wash hand basin. Mirrored vanity cupboard. Bath with plumbed shower over and glass splash back screen. Part tiled walls. Tiled floor. Shaver point. Spotlights. Heated towel rail. Extractor fan.

Garden

PEMBROKE ROAD

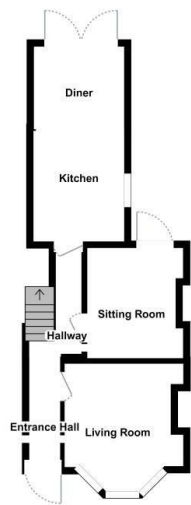
£325,000



Enclosed rear garden. Timber decked area. Timber fencing. Tiled flooring. Small lawn. Paved path to a patio sitting area to the rear of the garden. Mature shrubs. Flower borders. Small side return with part covered storage area.

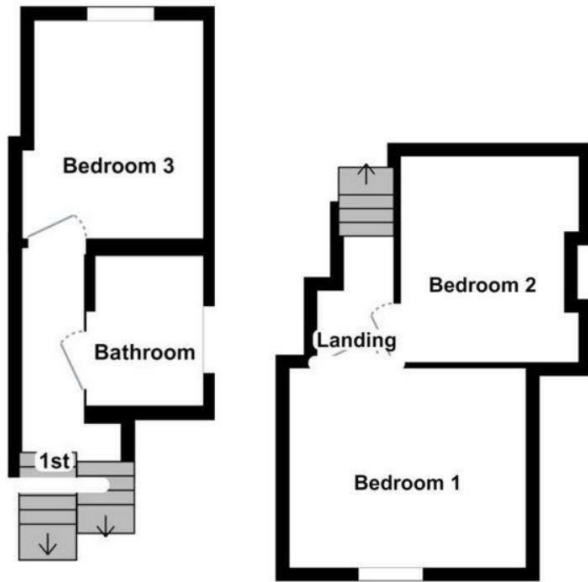


Call Hern & Crabtree to arrange a viewing on 02920 228135



For illustration purposes only. Not to scale.

Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	66	
(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	



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Hern & Crabtree

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.