Pembroke Road

CARDIFF, CF5 1QQ

GUIDE PRICE £360,000

Hern & Crabtree



Pembroke Road

A beautifully presented and thoughtfully extended two-bedroom mid-terrace home.

The accommodation begins with an entrance hallway leading into an open plan living and sitting room. To the front is a bright living room with a bay window, exposed timber flooring, fitted shelving and an open fireplace, flowing through into a generous sitting room with a further fireplace and plenty of space for relaxing or working from home.

The real highlight is the superb extended kitchen/diner at the rear, it features a large central island with breakfast bar seating, extensive fitted cabinetry, integrated appliances and space for a dining table. Skylights and bi-folding doors flood the room with natural light and provide a seamless connection to the rear garden. A useful ground-floor WC completes the downstairs accommodation.

Upstairs are two well-proportioned bedrooms, including an excellent principal double bedroom, alongside a particularly spacious and stylish bathroom. The bathroom is finished with striking patterned flooring and includes a freestanding bath, separate walk-in rainfall shower, WC and vanity wash basin.

Outside, the rear garden has been designed for easy maintenance, with a generous paved terrace providing an ideal space for outdoor dining and entertaining, complemented by established shrubs and mature boundary planting.

Pembroke Road is conveniently positioned for both Canton and Victoria Park, putting an excellent range of independent shops, cafés, restaurants and everyday amenities within easy reach. Victoria Park itself provides attractive green space nearby, while the property is also well placed for access into Cardiff city centre and towards Pontcanna. A stylish, characterful home with an excellent balance of living and entertaining space.











Approx 1042.00 sq ft

Council Tax Band: E

Front
A small enclosed forecourt garden sits to the front of the property, set behind a low-level brick boundary wall, with a pathway leading to the front entrance.

Entrance Hallway
Entered via the front door into a welcoming hallway with exposed timber floorboards, radiator and staircase rising to the first floor. Doors provide access to the ground-floor accommodation.

Living Room
A bright and comfortable front reception room with a large bay window fitted with blinds, allowing plenty of natural light into the room. Exposed timber floorboards, recessed fireplace, fitted shelving to the alcoves and radiator. A wide opening leads through to the sitting room.

Sitting Room
A versatile second reception room continuing the exposed timber flooring and providing excellent additional living space. Feature chimney breast with exposed brick fireplace and wood-burning stove, fitted shelving and radiator. Open access through to the living room creates a sociable flow between the two reception spaces.

Kitchen/Dining Room
An impressive extended kitchen and dining space forming a real focal point of the home. Fitted with a contemporary range of wall and base units complemented by work surfaces and a substantial central island incorporating the hob and breakfast bar seating. Integrated appliances, inset ceiling spotlights and pendant lighting over the island. There is ample room for a family dining table, while a large rooflight and wide glazed doors provide excellent natural light and an outlook over the garden. The glazed doors open directly onto the rear terrace, creating an ideal arrangement for entertaining and outdoor dining.

Cloakroom
Convenient ground-floor cloakroom fitted with a WC and wall-mounted wash hand basin, with white metro-style tiled splashbacks.

First Floor Landing
Stairs rise from the entrance hallway to the first-floor landing, providing access to both bedrooms and the family bathroom.

Bedroom One
A particularly generous principal double bedroom positioned to the front of the property, with two windows providing plenty of natural light. The room offers excellent space for freestanding bedroom furniture and features fitted open shelving to the chimney breast alcoves and radiator.

Bedroom Two
A well-proportioned second bedroom with window to the rear, radiator and useful space for bedroom furniture and a desk, making it equally suitable as a bedroom or home office.

Bathroom
An impressive and unusually spacious bathroom finished in a contemporary style. The suite comprises a freestanding bath, separate walk-in shower with glazed screen and rainfall-style shower, WC and vanity unit with wash hand basin. Further features include striking patterned tiled flooring, white metro-style wall tiling, illuminated mirror, heated towel rail and obscure glazed window.

Garden
An attractive, low-maintenance rear garden with a generous paved terrace providing plenty of room for outdoor seating and dining. Established shrubs and mature planting provide greenery and screening, with fenced and walled boundaries. The wide glazed doors provide a direct connection back into the kitchen/diner.

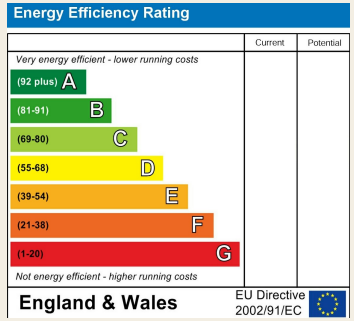
Additional Information
Freehold. Council Tax Band E (Cardiff). EPC rating TBC.

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02920 228135 pontcanna@hern-crabtree.co.uk hern-crabtree.co.uk 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

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