Pembroke Road

CANTON, CARDIFF, CF5 1QN

GUIDE PRICE £330,000

Hern & Crabtree



Pembroke Road

A beautifully presented two-bedroom mid-terraced home, situated on the popular Pembroke Road.

The ground floor comprises a welcoming entrance hallway, a cosy front lounge featuring a fireplace and built-in storage, and a spacious dining room which flows seamlessly into a stylish, contemporary kitchen. The kitchen is fitted with striking navy blue units, contrasting worktops, integrated appliances and a breakfast peninsula, creating a fantastic space for everyday living and entertaining. A useful ground-floor WC and utility area completes the accommodation.

Upstairs, there are two well-proportioned bedrooms, including a particularly generous principal bedroom, alongside a beautifully appointed family bathroom featuring a freestanding roll-top bath and separate walk-in shower.

Outside, the property benefits from an enclosed rear garden with a paved seating area, established planting and a useful storage shed, providing a lovely space to relax and enjoy the warmer months.

Ideally positioned within easy reach of Canton's independent shops, cafés, restaurants and local amenities, the property also enjoys convenient access to Pontcanna, Victoria Park and Cardiff city centre. A fantastic opportunity to acquire a stylish and welcoming home in one of Cardiff's most sought-after residential areas.











Approx 860.00 sq ft

Council Tax Band: E

Entrance Hall
Enter via a double glazed composite door to the front elevation with window over. Wooden laminate flooring. Radiator. Staircase rising to the first floor. Door to dining room.

Lounge
Double-glazed window to the front elevation. Inset within chimney with space for feature fire, tiled surround and hearth. Built-in storage cupboard within alcoves. Radiator. Open plan to the dining room.

Dining Room
Inset within chimney with space for feature fire, tiled surround and hearth. Understairs storage cupboard. Radiator. Open plan to the lounge and the kitchen.

Kitchen
Double-glazed window to rear elevation. Double glazed skylight window. Range of shaker-style wall and base units with marble worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated four ring electric hob. Integrated oven. Integrated fridge freezer. Integrated dishwasher. Wooden laminate flooring. Radiator. Open plan to dining room.

Inner Hall
Obscure glazed uPVC door to the rear garden. Tiled flooring.

WC/Utility Room
Two obscure double-glazed windows to the rear and side elevations. WC. Wash hand basin with vanity storage unit. Plumbing and space for washing machine and tumble dryer. Tiled flooring. Radiator.

Landing
Stairs rise up from the entrance hall. Dog leg staircase. Split level landing. Wooden bannister. Loft access hatch. Radiator.

Bedroom One
Two double-glazed windows to the front elevation. Radiator.

Bedroom Two
Double-glazed window to rear elevation. Radiator.

Family Bathroom
Obscure double-glazed window to rear elevation. Freestanding roll-top bath with claw feet. Traditional-style mixer tap with shower attachment. Separate walk-in shower enclosure with glass screen. Tiled shower walls. WC. Wash hand basin with vanity storage unit. Luxury vinyl tile flooring. Traditional-style heated towel radiator.

Garden
Enclosed rear garden. Paved seating area. Established shrubs and mature planting. Paved pathway. Timber storage shed. Timber fencing and stone wall boundaries.

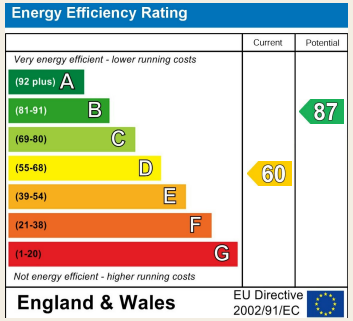
Additional Information
Freehold. Council Tax Band E (Cardiff). EPC rating D.

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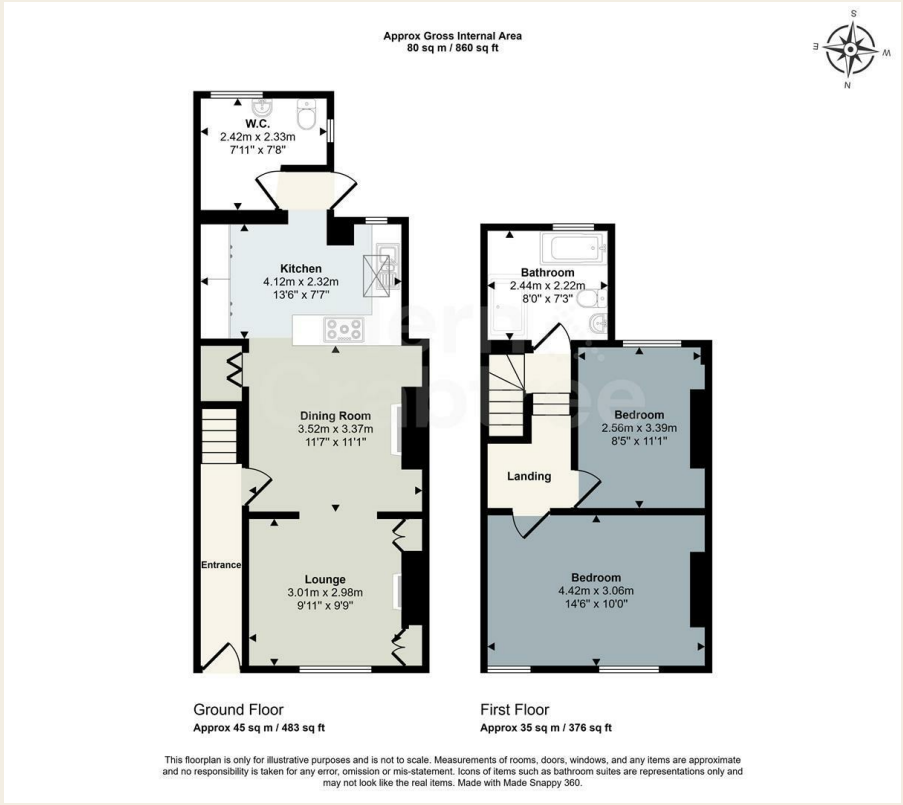


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