

# Pembroke Road

CANTON, CARDIFF, CF5 1QR

GUIDE PRICE £355,000

**Hern &  
Crabtree**



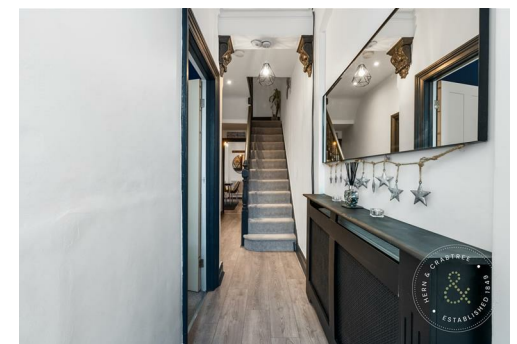
# Pembroke Road

A beautifully presented mid-terrace house situated on the highly sought after Pembroke Road!

Offering easy access to a whole range of amenities including: shops, public transport links, restaurants and parks and within walking distance of the city centre of Cardiff.

The accommodation in brief comprises of Hallway, lounge, reception room, dining room, kitchen. The first floor hosts two bedrooms and a bathroom. A rear garden and a front forecourt garden completes the accommodation.

Please call our Hern and Crabtree Pontcanna office for more information.



1009.00 sq ft

#### Front

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

#### Hallway

Enter via a double glazed composite door to the front elevation with window over. Coved ceiling. Ceiling arch detail. Wooden laminate flooring. Radiator. Stair rise up to the first floor. Understairs storage cupboard.

#### Lounge

13'3" max x 11'5" max

Double glazed bay window to the front elevation. Coved ceiling. Ceiling rose. Electric fire with stone surround, earth and mantlepiece. Radiator.

#### Reception Room

11'1" max x 8'7" max

Double glazed window to the rear elevation. Fitted storage cupboard into alcove. Radiator.

#### Dining Room

11'9" max x 11'8" max

Double glazed bay window to the side elevation. Continuation of wooden laminate flooring. Fitted storage cupboard. Radiator.

#### Kitchen

9'10" max x 5'10" max

Double glazed window to the rear elevation. Double glazed door leading to the rear garden. Wall and base units with worktops over. Stainless steel one bowl sink and drainer. Space for cooker with tiled splashback. Space for fridge freezer. Continuation of wooden laminate flooring. Radiator. Wooden panelling to the wall and ceiling.

#### Landing

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

#### Bedroom One

15'3" max x 10'10" max

Two double glazed windows to the front elevation. Radiator.

#### Bedroom Two

11'2" max x 9'9" max

Double glazed window to the rear elevation. Cast iron feature fireplace. Coved ceiling. Radiator.

#### Bathroom

10'8" max x 8'7" max

Double glazed window to the rear elevation. W/C and wash hand basin. Bath with central mixer taps. Shower quadrant with rainfall shower head and glass door. Concealed gas combination boiler. Fitted storage cupboard. Radiator and heated towel rail. Part tiled walls. Tiled flooring. Extractor fan.

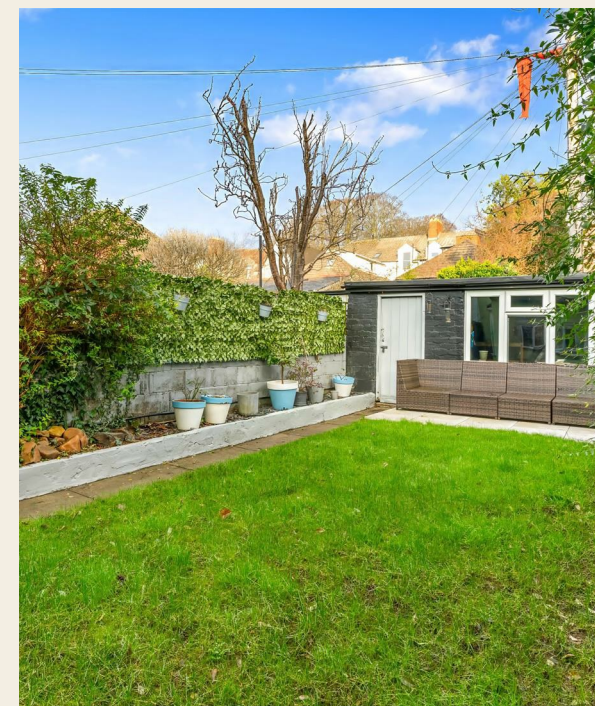
#### Garden

Enclosed rear garden. Paved path. Raised flower borders. Side return. Cold water tap.

#### Garage

#### Disclaimer

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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>		
(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		
England & Wales		EU Directive 2002/91/EC



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