

# Taff Embankment

CARDIFF, CF11 7BJ

GUIDE PRICE £300,000

**Hern &  
Crabtree**



FOR SALE  
Hern &  
Crabtree

HERN & CRABTREE  
ESTABLISHED 1849

# Taff Embankment

A traditional three bedroom mid terrace house located on the popular Taff Embankment.

Full of character, the property retains original parquet flooring, bay windows and feature fireplaces, giving buyers the opportunity to restore and update a home with plenty of personality.

The accommodation comprises of an entrance hall leading to a bay fronted lounge with fitted cabinetry and parquet flooring, alongside a separate dining room with patio doors opening onto the rear garden. The kitchen sits to the rear of the house and is complemented by a utility area, ground floor shower room and separate WC. Upstairs are three bedrooms, including a generous principal bedroom with built in wardrobes and bay window, together with a family bathroom.

Outside, the rear garden offers a patio, lawn and established planting, leading to a large brick built garage with rear lane access. Positioned between Cardiff city centre and Cardiff Bay, the property is well placed for local shops, cafés, parks, schools and transport links, including Cardiff Central station and the nearby Taff Trail.



sq ft

#### Additional Information

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

#### Disclaimer

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. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. 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>		
(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

