

Pembroke Road

CARDIFF, CF5 1QR

GUIDE PRICE £400,000

**Hern &
Crabtree**



Pembroke Road

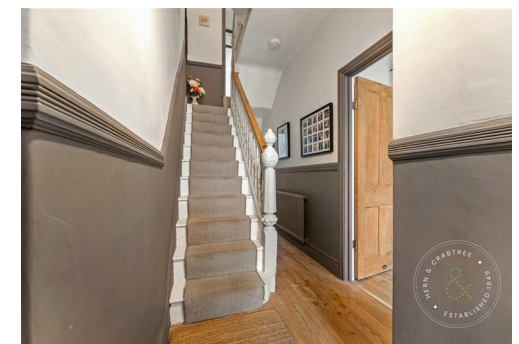
Stylish three-bedroom home on the highly sought after Pembroke Road.

Step inside to a welcoming entrance hall that sets the tone for the rest of the home—characterful yet contemporary. The spacious living room features a charming bay window and elegant ceiling rose, seamlessly opening into a stylish dining area, creating a sociable, open-plan feel that's perfect for entertaining or relaxed family living.

To the rear, the kitchen is generously sized and full of character with a log burner, bay window and French doors that open onto a low-maintenance garden. It's a space that's both functional and full of personality, ideal for keen cooks or those who enjoy indoor-outdoor living.

Upstairs, you'll find three well-proportioned bedrooms, all light-filled and tastefully decorated, along with a smart family bathroom. Loft space on the top floor, complete with skylight window.

Situated just moments from the green open spaces of Thompson's Park and a short stroll to Pontcanna Fields, Chapter Arts Centre, and a fantastic selection of independent shops, cafés, restaurants and pubs. Whether it's brunch at one of Canton's popular coffee spots, a Saturday browse through the local markets, or an evening at the theatre, there's always something happening on your doorstep.



1349.00 sq ft

Porch

Enter via a traditional wooden stained glass door to the front elevation with window over. Coved ceiling. Dado rail. Wooden flooring. Door leading to:

Hallway

Coved ceiling. Dado rail. Wooden flooring. Radiator. Stairs rise up to the first floor. Understairs storage cupboard.

Living Room

Double glazed bay window to the front elevation with fitted shutters. Coved ceiling. Ceiling rose. Cast iron log burner with slate hearth. Exposed brick work. Fitted storage cupboard into alcove. Wooden flooring. Radiator. Squared off archway to the sitting room.

Sitting Room

Double glazed window to the rear elevation. Picture rail. Wooden flooring. Radiator. Squared off archway to the living room.

Kitchen/Diner

Double glazed bay window to the side elevation. Double glazed window to the side elevation. Double glazed French doors leading to the rear garden. Wall and base units with worktops over. One and half bowl composite sink and drainer with mixer tap. Integrated four ring gas hob with tiled splashback. Integrated double oven and grill. Space for fridge freezer. Plumbing for washing machine. Gas combination boiler. Cast iron log burner with exposed brickwork surround and slate hearth. Fitted storage. Radiator. Vinyl flooring.

Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Stripped wooden flooring. Coved ceiling. Dado rail. Fitted storage. Stairs rise up to the first floor. Understairs storage cupboard.

Bedroom One

Two double glazed windows to the front elevation. Picture rail. Fitted wardrobes and storage. Exposed brickwork. Stripped wooden flooring. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

Bedroom Three

Double glazed window to the side and rear elevation. Radiator.

Bathroom

Double glazed obscured window to the side elevation. W/C and wash hand basin. Corner bath with central mixer taps and shower over. Part tiled walls. Radiator. Stripped and painted wooden flooring.

Second Floor Landing

Stairs rise up from the first floor landing. Wooden handrail and spindles. Dog-leg staircase.

Loft

Double glazed skylight window. Storage into alcoves. Exposed beams.

Garden

Enclosed rear garden. Pedestrian gate leading to the rear lane access. Paved patio. Stone chippings. Raised flower borders. Mature shrubs and trees. Purpose built storage. Side return. Outside light.

Additional Information

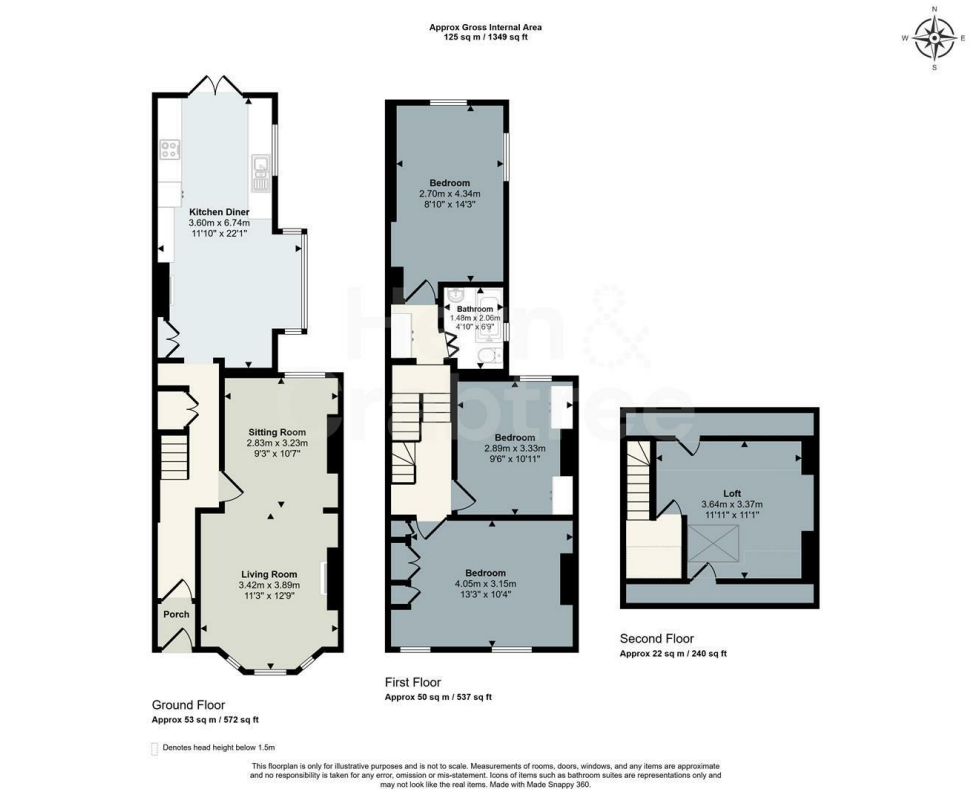
Freehold. Council Tax Band E (Cardiff). EPC rating TBC.

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Good old-fashioned service with a modern way of thinking.



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