



PEMBROKE ROAD  
CANTON  
CARDIFF CF5 1QP

OFFERS IN EXCESS OF  
**£335,000**



## END TERRACED HOUSE



**3**



**1**



**1**



**1**

**\*\*RARELY AVAILABLE AND IMMACULATELY PRESENTED\*\*** MGY are delighted to bring to market this very well presented, three bedroom, end-terraced property situated on the much favoured Pembroke Road, Canton. The property has undergone some redesigning and benefits from many original features mixed with high specification contemporary living. The accommodation briefly comprises lounge/diner, kitchen, downstairs bathroom, and three double bedrooms. The property further benefits from gas central heating and double glazing throughout and has a beautifully landscaped and low maintenance, south facing garden.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 869 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **FIRST FLOOR**

Split level landing. Carpet to floor. Storage cupboard at top of stairs. Pendant light fitting. Doors to all bedrooms. Loft hatch.

#### **BEDROOM ONE**

14' 8" x 9' 10" (4.49m x 3.01m)  
Two double glazed windows to front aspect. Original wooden flooring. Large fitted sliding wardrobes. Radiator. Power points. Pendant light fitting.

#### **BEDROOM TWO**

11' 4" x 8' 7" (3.46m x 2.63m)  
Double glazed window to rear aspect. Carpet to floor. Pendant light fitting. Radiator. Power points.

#### **BEDROOM THREE**

11' 1" x 7' 5" (3.38m x 2.27m)  
Carpeted flooring. Double glazed window to rear aspect. Radiator. Pendant light fitting. Power points.

#### **LOFT ROOM**

Access via pull down ladder. Boarded with carpeted flooring. Two skylights. Lighting and access to electric.

#### **OUTSIDE**

Front - Slabbed frontage and newly tiled footpath.  
Rear - Beautiful south facing landscaped garden. Fenced border. Outside tap. Part slabbed and part artificial grass. Wooden sleepers with decorative garden stone.

#### **TENURE**

MGY are advised that the property is freehold.

#### **ENTRANCE HALL**

Entered via wooden front door leading from courtyard into porch. Additional wooden door with single glazed stained glass leading to hallway.

#### **LOUNGE/DINER**

22' 3" x 14' 8" (6.79m x 4.49m)  
Double glazed bay window to front aspect. Wooden flooring. Pendant light fittings. Feature fireplace with fully functional log burner. Built in storage to alcoves, one of which houses TV and telephone point. Two radiators. Under stairs storage cupboard. Double glazed door leading to rear garden. Power points.

#### **KITCHEN**

11' 1" x 7' 5" (3.38m x 2.27m)  
Double glazed windows to the side aspect. Tiled flooring. Fitted kitchen with wooden work surfaces over incorporating stainless steel sink with hot and cold tap over, and four ring gas hob with extractor above and oven beneath. Space for fridge freezer and slimline dishwasher. Space and plumbing for washing machine. Tiled splash backs. Under counter lighting. Power points. Door leading to hall that provides access to the rear garden. Pendant light fitting. Wall mounted Combi boiler.

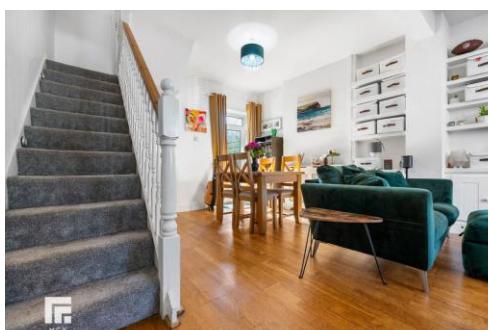
#### **BATHROOM**

11' 1" x 6' 7" (3.40m x 2.01m)  
Double glazed obscure window to side. Tiled flooring and partially tiled walls. Pedestal wash hand basin with mixer tap over. WC. Panelled bath with hot and cold tap over and mains powered shower above. Heated towel rail. Spotlights.

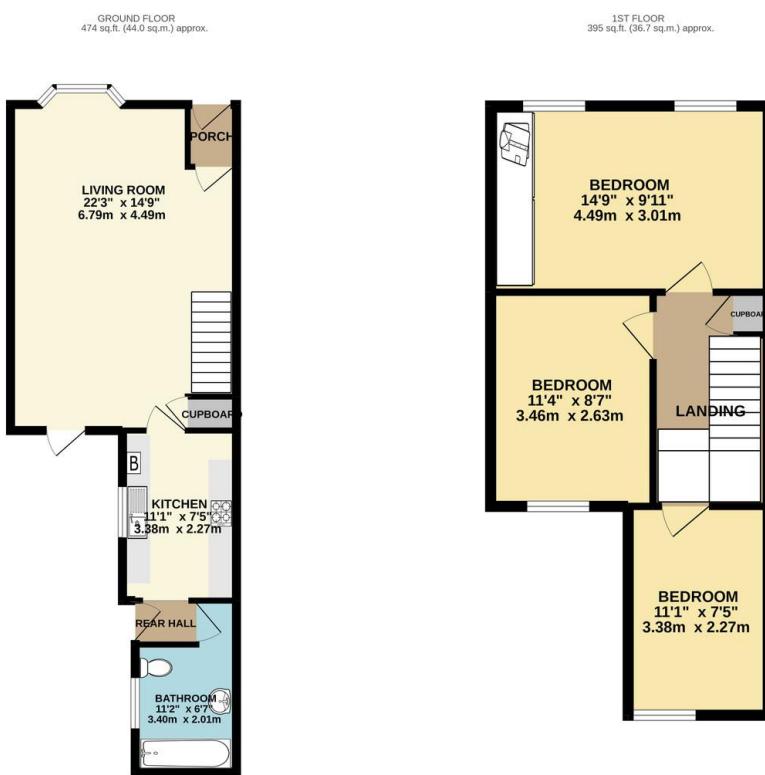


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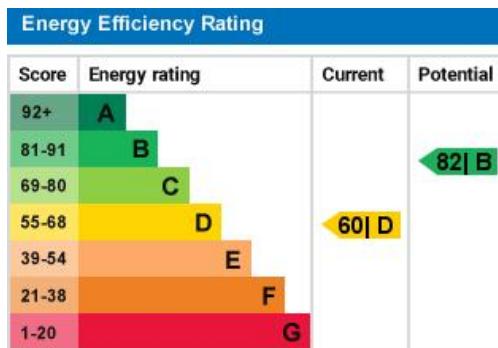
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TOTAL FLOOR AREA: 869 sq.ft. (80.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other internal features are approximate only and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplans are not to scale and have not been tested and no guarantee can be given as to their operability or efficiency can be given.  
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**PONTCANNA 02920 397152**

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