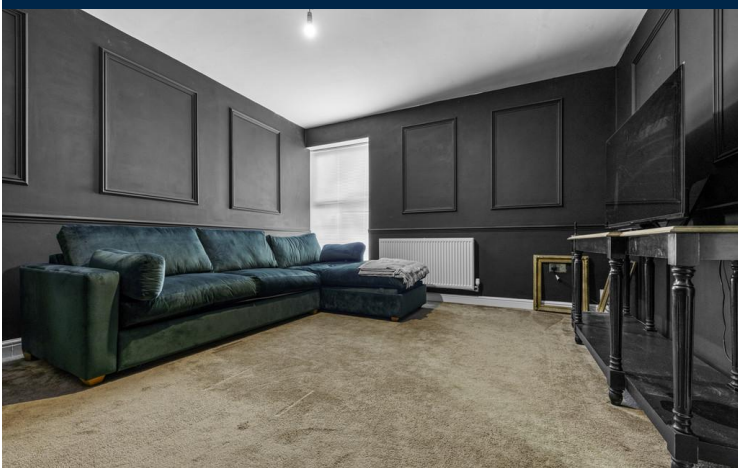


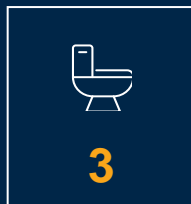
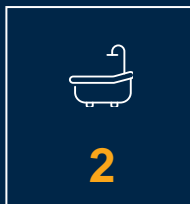


**PEMBROKE ROAD**  
**CANTON**  
**CARDIFF CF5 1QQ**

ASKING PRICE OF  
**£360,000**



**MID TERRACED HOUSE**



\*CHAIN FREE, THREE-STOREY, FOUR BEDROOM HOUSE IN THE HEART OF CANTON\* MGY are delighted to bring to market this very well presented, four bedroom, mid-terraced property situated on the much favoured Pembroke Road, Canton. The accommodation is split over three floors and briefly comprises entrance hall, open plan lounge/kitchen/diner, downstairs WC, four bedrooms - one with ensuite, and family bathroom. The property further benefits from being chain free, has a good sized rear garden, and gas central heating and double glazing throughout. \*Viewing highly recommended\*

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,420 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

#### ENTRANCE HALL

Entered via front door leading from street. Pendant light fitting. Stairs rising to first floor. Door leading to lounge/kitchen/dining room.

#### LOUNGE/KITCHEN/DINER

Open plan space. Laminate flooring. Pendant light fittings and spotlights. Modern vertical radiators. Power points. TV and telephone point. Door to under stairs storage cupboard. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel inset sink with tap over, and electric hob with extractor above. Integrated appliances such as microwave, oven/grill, fridge/freezer, and dishwasher. Tiled splashback. Central island with storage and space for stool seating beneath. Double glazed French doors leading to rear garden. Door to downstairs WC.

#### WC

Continuation of laminate flooring. WC. Wall mounted wash hand basin with mixer tap over. Tiled splashback. Pendant light fitting. Storage cupboard.

#### FIRST FLOOR

Carpet to stairs. Laminate flooring to landing. Spotlights. Radiator. Doors to two bedrooms and family bathroom. Stairs rising to second floor.

#### BATHROOM

Tiled flooring and tiled walls. Spotlights. Chrome heated towel rail. WC. Panelled bath with hot and cold tap over and handheld shower attachment above. Vanity wash hand basin with mixer tap over and storage beneath.

#### BEDROOM ONE

14' 1" x 11' 8" (4.3m x 3.58m)

Carpet to floor. Pendant light fitting. Double glazed window to front aspect. Radiator. Power points.

#### BEDROOM TWO

11' 8" x 9' 8" (3.58m x 2.97m)

Carpet to floor. Double glazed window to rear aspect. Power points. Radiator.



# PEMBROKE ROAD, CANTON, CARDIFF CF5 1QQ

## SECOND FLOOR

Carpet to stairs and laminate flooring to landing. Doors to two bedrooms.

## BEDROOM THREE

14' 1" x 11' 8" (4.3m x 3.58m)

Laminate flooring. Power points. Pendant light fitting.

Radiator. Opening to :-

## ENSUITE

Continuation of laminate flooring. Wall mounted wash hand basin with tap over. WC. Walk in shower cubicle with mains powered shower over and additional handheld shower attachment. Pendant light fitting. Extractor fan. Velux window.

## BEDROOM FOUR

11' 8" x 8' 5" (3.58m x 2.57m)

Laminate flooring. Fitted storage. Power points. Radiator.

Velux window.

## OUTSIDE

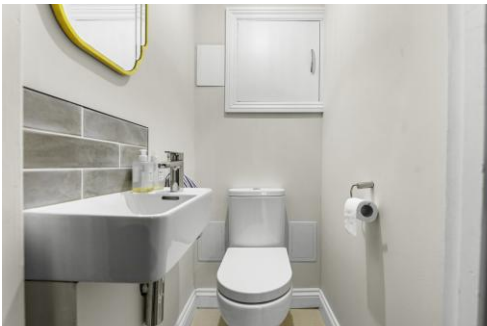
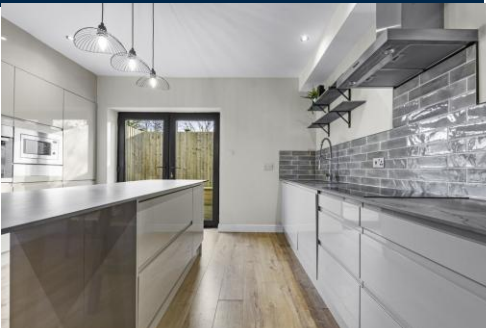
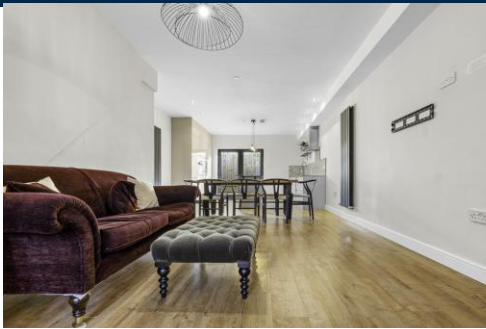
Fully decked area. Fence & wall border.

## TENURE

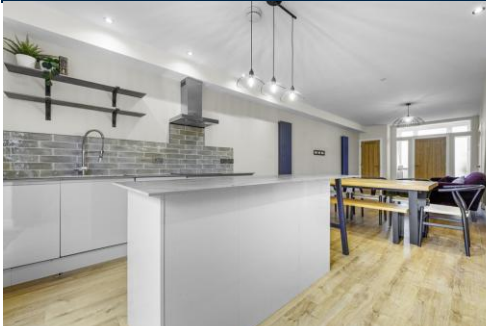
MGY have been advised that this property is FREEHOLD.



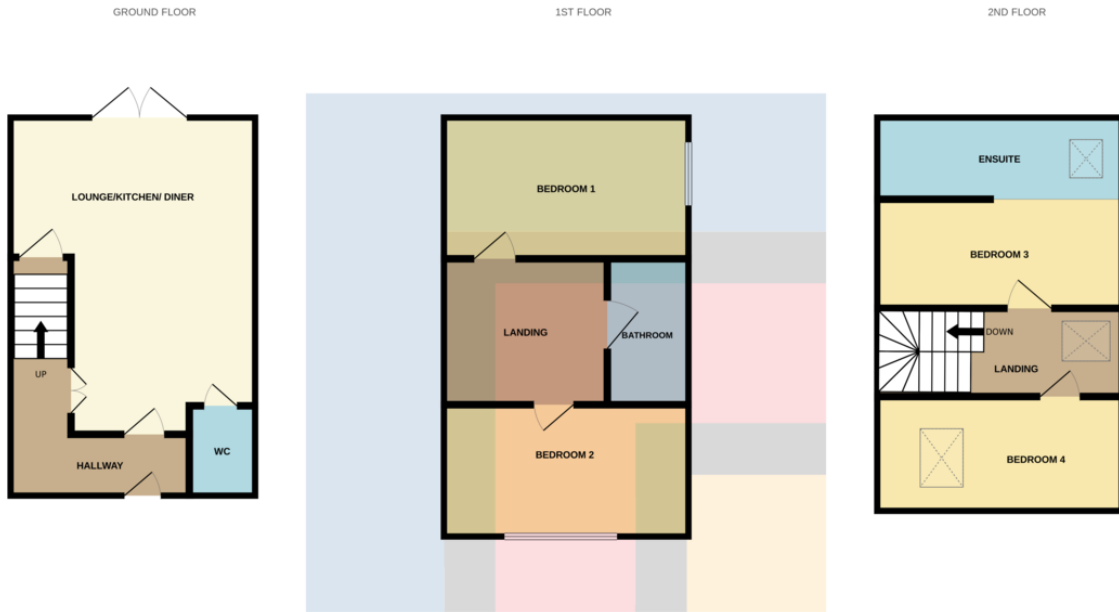
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# PEMBROKE ROAD, CANTON, CARDIFF CF5 1QQ



# PEMBROKE ROAD, CANTON, CARDIFF CF5 1QQ



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**PONTCANNA 02920 397152**

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