



154 Pembroke Road, Cardiff

£189,950 Freehold

Recently renovated, one bedroom, bungalow situated on the much favoured Pembroke Road, Canton. The accommodation briefly comprises; lounge, kitchen, double bedroom and family bathroom. The property further benefits from having an off road parking space, gas central heating and double glazing throughout.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

LOUNGE

10' 10" x 10' 6" (3.31m x 3.20m)

Entered via uPVC front door. Double glazed uPVC window to front aspect with fitted blinds. New electric, living flame fireplace suite. Pendant light fitting. Exposed floorboards. Radiator. Doors to kitchen and bedroom.

KITCHEN

10' 7" x 5' 0" (3.22m x 1.52m)

Contemporary newly fitted kitchen with a range of wall, base and drawer units with complimentary worktops over plus tiled splashbacks. Incorporates inset sink and drainer with mixer tap over, four ring gas hob with extractor hood above and electric oven below. Sold with new fridge/freezer and washing machine/dryer. Double glazed uPVC window to side aspect with fitted blinds. LVT flooring.

BEDROOM

Double glazed uPVC window to front aspect with fitted blinds. Double bedroom. Exposed floorboards. Pendant light fitting. Radiator. Door to:

BATHROOM

10' 10" x 9' 0" (3.31m x 2.74m)

Panelled bath with electric shower over and mixer tap with splashbacks. Inset vanity wash hand basin with mixer tap and storage beneath. WC. Vinyl flooring. Storage cupboard. Access to large partially boarded loft space ripe for conversion. Pendant light fitting. Radiator. Extractor.

TENURE

MGY are advised that the property is FREEHOLD.

ADDITIONAL INFORMATION

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

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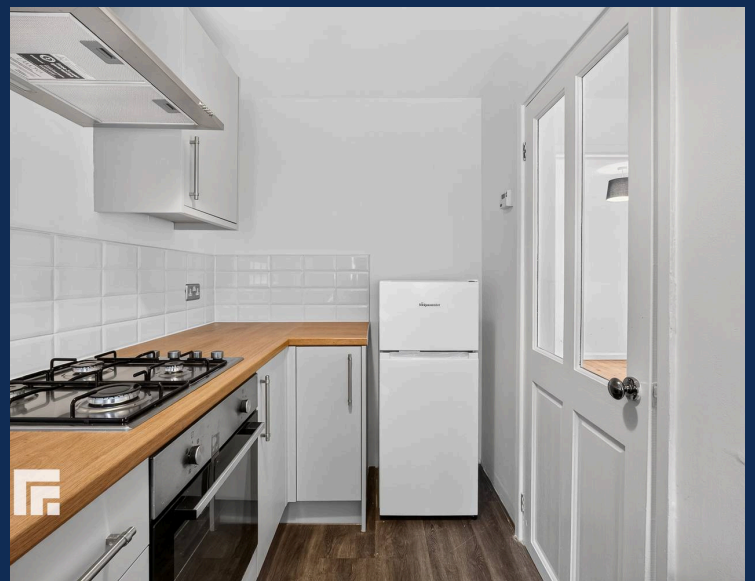
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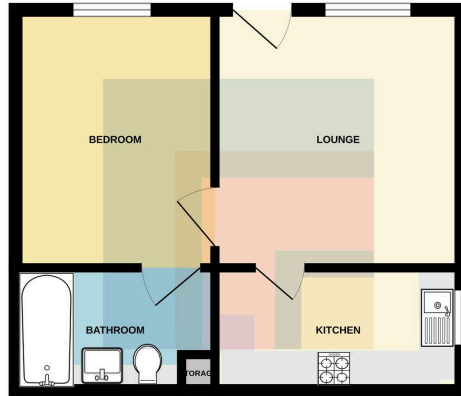
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GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and the like may differ from the approximate values shown on the floorplan. It is the responsibility of the prospective purchaser to verify the accuracy of the floorplan. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or future performance.

BIRCHGROVE 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

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