





71 Pembroke Road, Cardiff

£365,000 Freehold

The ground floor briefly comprises an entrance hall, lounge with exposed brick feature fireplace, log burner and hand built oak shelving unit, large recently extended open plan kitchen and dining room with skylight and a family bathroom. To the first floor are three bedrooms and a WC. Master bedroom contains two hand built fitted wardrobes. Large loft area with potential to renovate. Large, secluded south facing rear garden with two tier stone patio, lawn, shed and planting beds. Gas central heating and double glazing throughout. EPC rating: D

Council Tax band: E

EPC Energy Efficiency Rating: D

Entrance Hallway
Approached via upvc door with obscured glass to top half. Laminate flooring. Radiator.

Lounge
12' 3" x 11' 11" (3.73m x 3.63m)
A spacious lounge with feature brick fireplace and restored oak beam above. Handmade oak cupboard and shelving unit. Log burner. Window to front. Radiator.

Kitchen/Diner
25' 7" x 14' 9" (7.79m x 4.49m)
A superb, recently extended kitchen/dining/family room with feature roof lantern and double doors to rear garden. The modern kitchen is fitted with a wide range of base and eye level units incorporating one and a half bowl composite sink and drainer with complementary work surfaces. Fitted electric eye level Neff oven with slide and hide door, gas hob in the central island/breakfast bar. Tiled splash backs. Herringbone laminate flooring. Fitted under stair storage cupboard. Two radiators. Door to lobby leading down bathroom.

Lobby
Leading from the kitchen, cupboard housing combi boiler and washing machine.

Family Bathroom
7' 0" x 6' 2" (2.13m x 1.89m)
A modern suite comprising of low level wc, pedestal wash hand basin with chrome mixer tap, panelled bath with chrome shower head, glass swinging screen door. Fully tiled walls and floor. Obscured glass window to side. Extractor fan. Radiator.

First Floor Landing
Approached via quarter turning staircase to central landing area, space for large wardrobe or other furniture. Doors to all rooms. Loft access. Newly carpeted

Bedroom One
14' 8" x 11' 10" (4.48m x 3.60m)
A very good sized primary bedroom with two windows overlooking the front entrance approach. Two handmade built in wardrobes. Radiator.

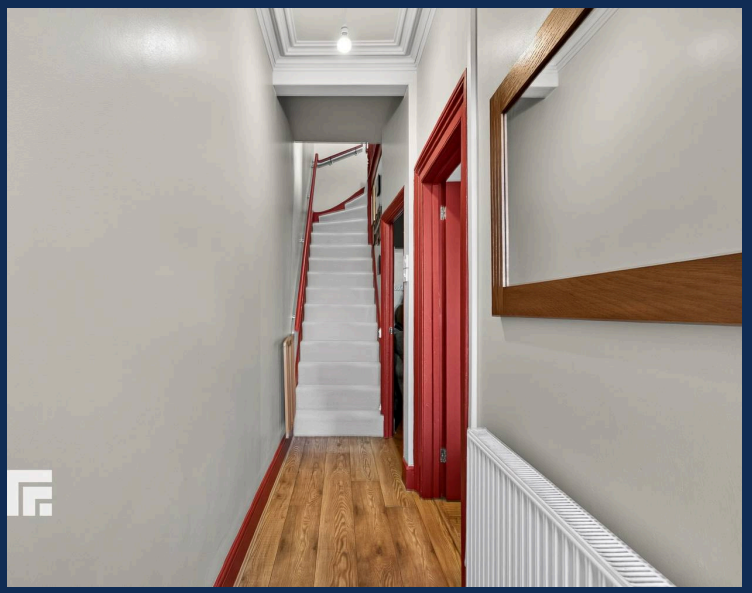
Bedroom Two
11' 9" x 9' 5" (3.59m x 2.87m)
A beautifully presented second double bedroom overlooking the rear garden. With unobstructed views of the green space beyond the property. Radiator.

Bedroom Three
8' 0" x 7' 1" (2.44m x 2.16m)
With window to side. Single bedroom. Newly carpeted. Radiator.

Cloakroom
4' 2" x 3' 1" (1.26m x 0.94m)
Recently installed WC/ cloakroom with sliding door. White suite comprising of low level wc, wash hand basin with Matt black tap, tiled splash back. Tiled floor. Extractor fan.

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.


Love you lots







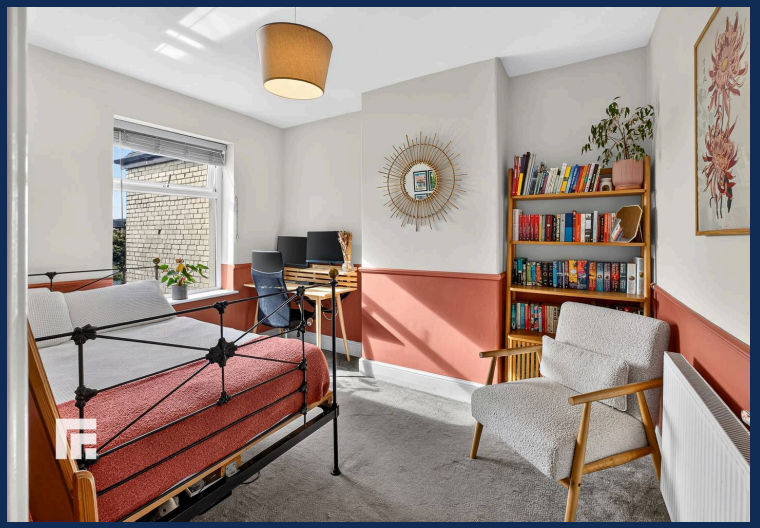
REAR GARDEN

A beautifully presented, southerly facing rear garden with lawn and paved patio. Raised shrub borders. Garden shed. Outside tap. Boundary fence.

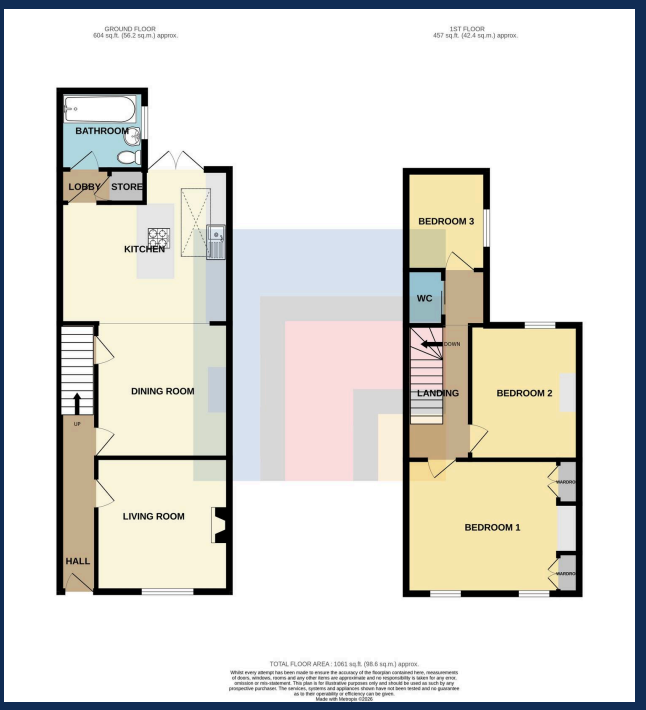

Jolo byw bois











PONTCANNA 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS

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.

MGY.CO.UK