









## welcome to

# **Kings Road, Cardiff**

Fantastic end of terrace period property located in the highly desirable Pontcanna area. Benefits from a good sized garden and the property is located within walking distance to many public transport links, local amenities and Cardiff City Centre. This property is on the market with no chain!













#### **Entrance Porch**

Composite door, radiator, meter cupboard.

#### **Room One**

11' 11"  $\max x$  14' 5"  $\max$  ( 3.63m  $\max x$  4.39m  $\max$  ) Double glazed bay fronted sash window to front, radiator, built in wardrobe.

#### **Room Two**

15' 1" max x 10' 5" max ( 4.60m max x 3.17m max ) Double glazed window to rear, radiator.

#### Kitchen/ Diner

24' 2" x 9' 11" ( 7.37m x 3.02m )

Kitchen fitted with wall and base units, space for fridge/freezer, plumbing for dishwasher, space for washing machine, integral oven and hobs, extractor hood, splash back tiles, wall mounted boiler, double glazed window to side. Living room with wood block flooring, radiator and double glazed patio door to side

## Landing

Split level landing, doors to all rooms.

#### **Room One**

11' 6" max x 12' 3" ( 3.51m max x 3.73m ) Double glazed sash window to front, built in wardrobe.

#### Kitchenette

9' 2" x 5' (2.79m x 1.52m)

Base units, space for gas cooker, radiator, extractor hood, double glazed sash window to front.

#### **Room Two**

11' 5" max x 10' 8" max ( 3.48m max x 3.25m max ) Double glazed sash window to rear, radiator, built in wardrobe.

#### **Shower Room**

Radiator, shower cubicle, wash hand basin, extractor fan, inset lights.

#### Cloakroom

WC, wash hand basin, wall mounted mirror, fully tiled.

#### **Bathroom**

Panelled bathtub, wash hand basin, WC, radiator, mirrored cabinet, double glazed window to side, door to airing cupboard.

## **Second Floor Landing**

Split level landing, door to all rooms, double glazed window to rear,

#### **Room One**

16' 9"  $\max x$  12' 3"  $\max (5.11m \max x 3.73m \max)$ Double glazed sash window to front, radiator, built in wardrobe, restricted ceiling height.

#### **Room Two**

11' 10" max x 10' 10" max ( 3.61m max x 3.30m max ) Radiator, built in wardrobe, restricted ceiling height.

#### **Front Garden**

Partially enclosed with low level wall, mostly paved.

#### Rear Garden

BBQ area, astroturf, flower beds, enclosed with wall and fencing, paved patio, Victorian style patio, putting green.





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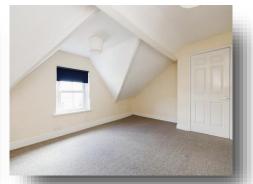
- End of terrace period property in central Pontcanna
- Close to amenities and the City Centre
- Potential to convert into a lovely family home
- Great size garden
- No chain!

Tenure: Freehold EPC Rating: E

offers in excess of

£525,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CRP107091



Property Ref: CRP107091 - 0023 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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