



**Kings Road, Cardiff CF11 9DE**

**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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welcome to

## Kings Road, Cardiff

- 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

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Property Ref:  
CRP107091 - 0023

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