



Ground Floor Flat, Kings Road, Cardiff CF11 9DA

welcome to

Ground Floor Flat, Kings Road, Cardiff

Spacious ground floor apartment in the heart of Pontcanna, offering two double bedrooms and a private rear garden. In need of modernisation, this property is perfect for buyers looking to add value. Just a short walk to local shops, cafés, and Cardiff City Centre.



Entrance Hall

10' 6" max x 5' 1" max (3.20m max x 1.55m max)

Access to Main bedroom, Kitchen and Lounge, Tiled flooring, Electric point

Lounge

11' 9" max x 11' max (3.58m max x 3.35m max)

Double glazed windows to rear of property overlooking private garden, Electric point x4, Internet point, Laminate flooring, Gas radiator

Kitchen

10' 7" max x 10' 3" max (3.23m max x 3.12m max)

Quartz work top, Wall and base unit, Integrated oven, Gas radiator, Sink, Partially tiled wall, Tiled flooring

Bedroom One

13' 2" max x 11' 2" max (4.01m max x 3.40m max)

Double glazed window to front of property, Electric point x2, Gas radiator, Laminate flooring

Bathroom

6' max x 7' 5" max (1.83m max x 2.26m max)

Partially tiled wall, Tiled flooring, Bath with shower, WC, Wash hand basin, Heated towel rail

Bedroom Two

9' 1" max x 18' max (2.77m max x 5.49m max)

Double aspect double glazed windows, Gas radiator, Laminate flooring, Electric point x2

Rear Garden

Wrap around private rear garden, Block paving

Entrance Hall

10' 6" max x 5' 1" max (3.20m max x 1.55m max)

Access to Main bedroom, Kitchen and Lounge, Tiled flooring, Electric point

Agents Notes

The Freehold of the building is being sold with the Apartment!



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- For sale with the FREEHOLD!
- Private Garden
- Local to both Pontcanna & Canton
- Permit Parking on Street
- No Chain!

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP107752 - 0045

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.

 **allen & harris**



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