



Kings Road, Cardiff CF11 9DD

welcome to

Kings Road, Cardiff

This beautifully presented four-storey home offers spacious living with period charm and modern style. Featuring four double bedrooms, original features, and a rare, generous rear garden, it's ideal for families or professionals seeking space and character.



Reception Room One

16' 5" Max x 12' 3" Max (5.00m Max x 3.73m Max)
Double glazed bay window to front, wooden flooring, artex ceiling, fireplace, radiator

Kitchen

13' 5" Max x 10' Max (4.09m Max x 3.05m Max)
Wooden counterpose, radiator, laminate flooring, double glazed window to rear, smeg gas hob

Utility Room

9' 4" Max x 6' 4" Max (2.84m Max x 1.93m Max)
Lino flooring, access to garden, boiler, double glazed window to side.

Bedroom One

16' 3" Max x 17' Max (4.95m Max x 5.18m Max)
Carpeted, double glazed window to front, double glazed 2nd window to front

Bedroom Two

15' 5" Max x 13' Max (4.70m Max x 3.96m Max)
Carpeted, double glazed window to front, radiator.

Bedroom Three

9' 9" Max x 13' 5" Max (2.97m Max x 4.09m Max)
Wooden flooring, radiator, double glazed window to rear.

Bedroom Four

12' 7" Max x 9' 9" Max (3.84m Max x 2.97m Max)
Carpeted, radiator located on 2nd floor

Bathroom

8' 7" Max x 6' 3" Max (2.62m Max x 1.91m Max)
New wall and floor tiles, frosted double glazed window to side, WC, bath with shower, handwash basin

Basement

8' 6" Max x 6' 3" Max (2.59m Max x 1.91m Max)
Plumbing installed, access to garden

Bedroom Five

13' 1" Max x 9' 3" Max (3.99m Max x 2.82m Max)
Laminate flooring, double glazed window to rear, radiator

Reception Room Two

16' 5" Max x 11' 7" Max (5.00m Max x 3.53m Max)
Carpeted, double door to front, storage cupboard

Rear Garden

Bedding area, grass area, patio area, step access to basement



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welcome to

Kings Road, Cardiff

- Four-Storey Victorian House
- Ample garden area ideal for entertaining or relaxing
- 1700sq ft of living space
- Situated on the highly sought-after Kings Road
- EPC Rating - D

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP107898 - 0007

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 **allen & harris**



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