



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



view this property online allenandharris.co.uk/Property/CRP107898



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

£575,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CRP107898



Property Ref:
CRP107898 - 0019

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**



029 2022 5700



Pontcanna@allenandharris.co.uk



209 Cathedral Road, Pontcanna, CARDIFF,
South Glamorgan, CF11 9PN



allenandharris.co.uk