



Kings Road

| Pontcanna | CF11 9DB



KINGS ROAD

Offers Over £300,000



A stunning duplex apartment in the heart of Pontcanna, set behind a handsome Victorian brick and bath stone façade. Proudly positioned on Kings Road, this excellent home is nestled in between Pontcanna and Canton which offer an abundance of coffee houses, Kings road yard, farmers market & music scene, eateries and boutique independent shops are all within a short stroll.

Once through the communal entrance, the property opens to an extraordinary duplex apartment, with a stylish open plan lounge/ dining/ kitchen with a feature fireplace and a charming contemporary style kitchen. The versatile dining/ living room and kitchen are flooded with natural light from the large windows. Staircase leads up to a landing with two good size double bedrooms. The well designed bathroom and utility cupboard complete the accommodation.

There is a neutral calming palette used throughout that the property which teams beautifully with the warm feature flooring and features in this home - It is rare to find such an immaculate and spacious duplex flat in this area!

Entrance Hall & First Floor Landing

The property is entered through a brand new solid wood front door into the communal hall. Staircase rises up to a split level landing. Wooden handrail. Doors give access to the reception areas, bathroom and a useful storage cupboard of good size and the utility cupboard.

Utility cupboard

Situated on the landing is this very useful utility cupboard with plumbing and space for washing machine and tumble dryer. Gas combination boiler.

Open plan Living/ Dining/ Kitchen

23'4" max x 17'4" max
A stylish, light and spacious reception room providing versatile and open plan living space, perfect for relaxing or entertaining.

Two double glazed sash windows to the front elevation with outlook over this very established traditional road in Pontcanna. Feature herringbone effect flooring. Feature fireplace with wooden surround. Smooth plastered ceiling. Ornate coving to the ceiling. Radiator. TV aerial point. Ample power points The lounge area flows into a perfect space for a good size dining table and chairs and in turn access to the recently modernised kitchen.

Kitchen area
A recently installed traditional style & well designed kitchen with high quality German appliances - featuring a wide range of matching wall and base units with cupboards and drawers offering excellent storage facilities with

complementary wood work tops over. Integrated fridge and freezer. Integrated dishwasher. Integrated electric oven with electric hob and cooker hood over. Integrated wine fridge. Inset stainless steel sink unit with mixer taps over. UPVC double glazed sash window to the rear elevation with a lovely outlook. Smooth plastered ceiling. Ornate coving to the ceiling. Continuation of feature herringbone style wood flooring.

Bathroom 10'3" max x 8'3" max

A superb bathroom with double glazed obscure sash window to the side elevation. Featuring a high quality four piece suite with bespoke fittings, comprising: W/C panelled bath with mixer tap, shower quadrant with glass door and twin sink units set into

vanity unit. Part tiled walls. Tiled flooring with underfloor heating. Feature wood paneling. Heated towel rail and radiator. Wall lighting.

Second Floor Landing

Access to the loft space. Landing area ideal for storage cupboard. Skylight window. Doors provide access to the bedrooms.

Bedroom One 11'11" x 17'10" max

A beautifully presented and spacious master bedroom. Skylight window to the front elevation. Smooth plastered ceiling. Radiator. Power points.

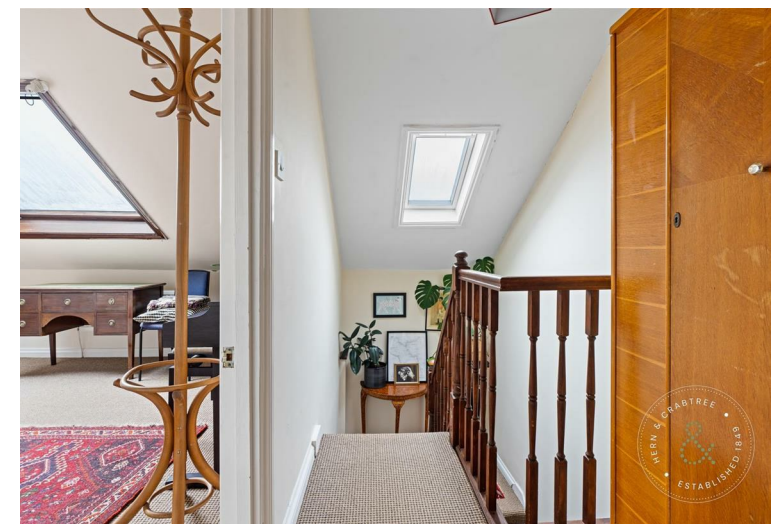
Bedroom Two 12'3" max x 11'11" max

A well presented second double

bedroom. Skylight window to the rear elevation. Smooth plastered ceiling.

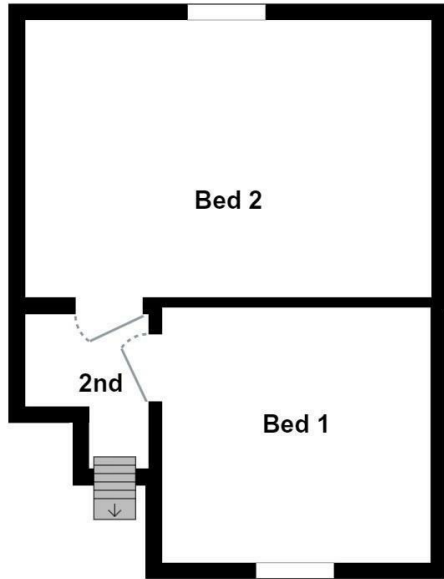
Additional Information

Original lease was 250 years from 1988 (approx) - 214 years remaining on the lease. Vendors pay 0 ground rent or maintenance, but pay £300 per annum for buildings insurance.



Call Hern & Crabtree to arrange a viewing on **02920 228135**

<https://www.hern-crabtree.co.uk>



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.