



Kings Road

| Pontcanna | CF11 9DB

KINGS ROAD

Guide Price £620,000

A stylish and completely modernised family home, proudly positioned on Kings Road, this excellent home is nestled in between Pontcanna and Canton which offer an abundance of coffee houses, eateries and boutique independent shops all within a short stroll.

Behind the handsome Victorian brick and bath stone façade is a contemporary designed home, offering space and style suitable for any growing family, a perfect entertaining space in the form of a stunning open plan kitchen/ dining/ living space, four double bedrooms and a good size garden.

Please call Hern & Crabtree, Pontcanna for more information.



Entrance Hall

Entered via a double glazed composite door with a double glazed window over. Period cornicing. Ceiling arch detail. Smooth plastered ceiling. Wood grain effect tile flooring. Stairs leading to the first floor. Radiator. Under stairs storage. Door leading to the downstairs cloakroom.

Cloakroom

A contemporary style, two piece suite comprising: W/C and wash hand basin. Extractor fan. Smooth plastered ceiling. Continuation of the wood grain effect tile flooring.

Living Room

12'9" max x 14'11" max

Beautifully presented principle reception room. Double glazed bay window to the front elevation. Plantation fitted shutters. Wood flooring. Fireplace tiled hearth, period cornicing. Smooth plastered ceiling. Built in storage with shelving. Concealed meter cupboard.

Open plan kitchen/ dining/ sitting room

37'7" max x 13'7" max

Situated at the rear of the ground floor is this spacious, stylish and open plan kitchen/ dining/ sitting room - perfect for families and for entertaining.

Kitchen area

Featuring a wide range of contemporary style wall and base units with high gloss doors and contrasting stone work surfaces over. Kitchen Island with space for seating, storage and a twin inset sink unit with mixer taps above. Built in wine fridge. Integrated Neff five burner gas hob with stainless steel extractor over. Two side by side, eye level Neff ovens. Integrated Neff

dishwasher. Integrated fridge and freezer. Tiled flooring with under floor heating throughout the open plan space. Under counter lighting, downlights and pendant lighting over dining area.

There is integrated bench seating adjoined to the peninsula unit creating a further dining area in addition to the island. Bi folding doors open out to the landscaped, enclosed garden.

Utility room

4'10" x 6'5" max

A useful room with space and plumbing for washing machine and tumble drier. Inset sink with mixer tap above. Extractor. Smooth plastered ceiling. Fitted work surface.

Landing

A split level landing. Staircase rising to the second floor with newel posts and spindles.

Bedroom one

15'6" max x 12'8" max

A light and spacious principle bedroom. Two double glazed windows to the front elevation with fitted plantation shutters. Smooth plastered ceiling. Two radiators. Oak style laminate flooring. Feature fireplace with wooden mantle. Two built in double wardrobes offering good storage.

Bedroom two

10'3" x 10'2"

A second double bedroom which looks out on to the landscaped garden. Double glazed window to the rear. Smooth plastered ceiling. Radiator.

Bathroom

9'3" max x 12'9" max

A larger than average, contemporary style family bathroom. Featuring a four piece suite in white comprising: Jacuzzi style bath central mixer taps and TV screen, walk in shower cubicle with glass screen, mains pressure shower and tray, twin vanity sink unit with storage and close coupled WC. Heated towel radiator. Smooth plastered ceiling. Double glazed window to the side elevation. Ornate feature fireplace. Spotlights to the ceiling.

Landing

Turned staircase rising to the second floor with newel posts and spindles.

Bedroom three

16'9" max x 12'9" max

A good size double bedroom with double glazed window. Smooth plastered ceiling. Radiator.

Bedroom four

11'4" max x 10'4" max

A fourth double bedroom. Smooth plastered ceiling. Radiator. Skylight window.

Outside front

Low level walling to the front of the property with pedestrian gate. Front garden is of low maintenance with paving and feature contrasting path proving access to the front.

Outside rear

To the rear of the property is a landscaped and enclosed garden. Timber fencing. Paved patio area and astro turf.

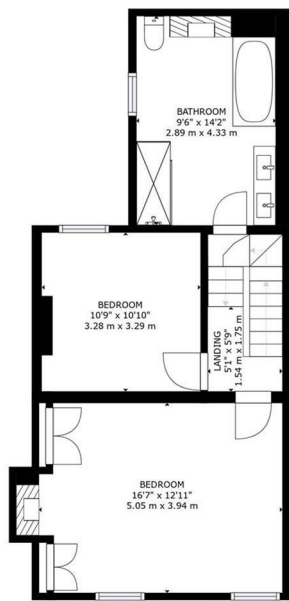


Call Hern & Crabtree to arrange a viewing on **02920 228135**



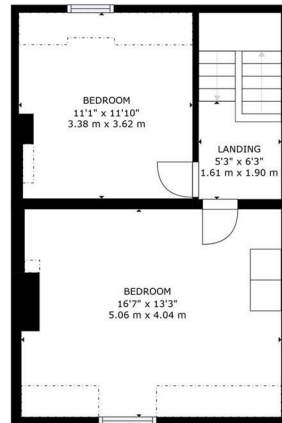
GROSS INTERNAL AREA
 FLOOR 1: 887 sq. ft, 82 m², FLOOR 2: 550 sq. ft, 51 m²
 FLOOR 3: 378 sq. ft, 35 m², EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 50 sq. ft, 5 m²
 TOTAL: 1815 sq. ft, 169 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		77
	43	
England & Wales	EU Directive 2002/91/EC	



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



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.