



Kings Road

| Pontcanna | CF11 9DG

Hern and Crabtree

KINGS ROAD

Guide Price £450,000

Proudly positioned on Kings Road, this excellent property is set in the heart of Pontcanna offering an abundance of coffee houses, eateries and boutique independent shops all within a short stroll. The property is located within easy walking distance to the city centre of Cardiff. A substantial property which is currently divided into two separate apartments offering an excellent investment opportunity or a perfect opportunity for those looking for multi generational living.

The ground floor offers a good size two bedroom, two en suite - garden apartment and the first floor apartment has two bedrooms.

This property is available to purchase as a whole building.



Ground floor flat

Internal door gives access to a hallway with understairs storage cupboard, tiled flooring and access to the lounge and to the bedrooms.

Lounge

13' x 10'7"

Double glazed french doors to the side elevation giving access to the garden. Wood effect laminate flooring. Radiator. Access to a store room and access to the kitchen.

Store

2'9" x 7'3"

A useful store room with double glazed window, Radiator. Wood effect laminate flooring. Lighting.

Kitchen

7'1" x 6'11"

Contemporary style compact kitchen with space for fridge freezer. Plumbing for washing machine. Space for cooker with cooker hood over. Stainless steel sink drainer unit. Wall and base units with complementary work surfaces over. Walls are tiled. Double glazed window to the side elevation.

Bedroom one

14'8" max x 12'2"

A light and spacious principle bedroom. Double glazed bay window to the front elevation. Wood effect laminate flooring. Radiator. Door to:

En suite

6' x 5'7" max

A three piece suite comprising: bath, wash hand basin and close coupled WC. Walls are tiled. Extractor. Tiled flooring.

Bedroom two/ Office (no window)

11'4" x 9'4"

A second double bedroom. Wood effect laminate flooring. Radiator. Coving to the ceiling. Glass panelled door to:

En suite

5'10" x 5'7"

A three piece suite in comprising; fitted shower cubicle, wash hand basin and WC. Wall mounted gas central heating boiler. Double glazed door to the rear elevation giving access to the garden. Double glazed window.

Garden

The rear garden is accessed from the ground floor apartment and laid mainly to lawn.

First floor flat

Door from the ground floor gives access to the staircase rising to the first floor apartment. Split level landing. Doors giving access to the kitchen/ dining room and three bedrooms/ living room and bathroom.

Kitchen/ dining room

10'8" max x 13'7" max

An open plan kitchen/ dining room fitted with wall and base units with worktops over. Built in electric oven and hob. Plumbing for washing machine. Space for fridge freezer. Stainless steel sink drainer. Walls are part tiled. Space for table and chairs. Two double glazed windows to the side elevation. Access to:

Bathroom

10'5" x 7'

A three piece suite in white comprising: panelled bath with shower over, wash hand basin and WC. Walls are part tiled. Double glazed window to the side elevation. Radiator. Wall mounted gas central heating boiler.

Lounge (currently used as bedroom)

11'10" x 11'1"

Double glazed window to the front elevation. Radiator. Picture rail.

Bedroom

12' x 10'4"

Double glazed window to the rear elevation. Radiator. Built in wardrobes and cupboards.

Bedroom

6' x 11'11"

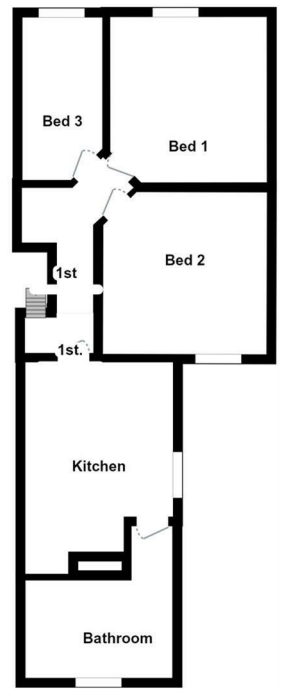
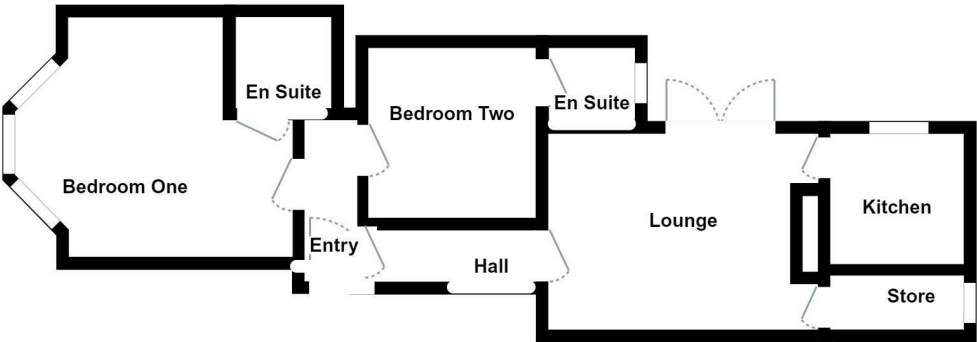
Double glazed window to the front elevation. Picture rail. Radiator.

Additional information



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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



87 Pontcanna Street, Pontcanna, Cardiff, Cardiff, CF11 9HS
 Tel: 02920 228135 Email: pontcanna@hern-crabtree.co.uk



<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.