



112
FOR SALE
Hern & Crabtree

Kings Road

| | Pontcanna | CF11 9DG

Hern and Crabtree

KINGS ROAD

Guide Price £237,500



will benefit from a share of the freehold and a new lease upon completion. For further information please contact the office

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 divided into two separate apartments.

The ground floor accommodation comprises of: Entrance hall, lounge, kitchen, two bedrooms both with an en suite.

This property is available to purchase as a whole building.

Ground floor flat

Internal door gives access to a hallway with downstairs 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"

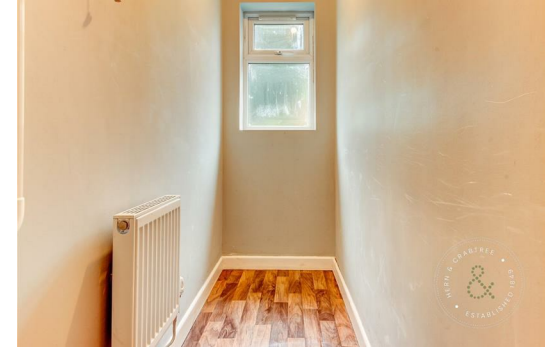
A three piece suite in comprising; fitted shower cubicle, wash hand basin and WC. Wall mounted gas central heating boiler. Double glazed door to the rear elevation giving access to the garden. Double glazed window.

Garden

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

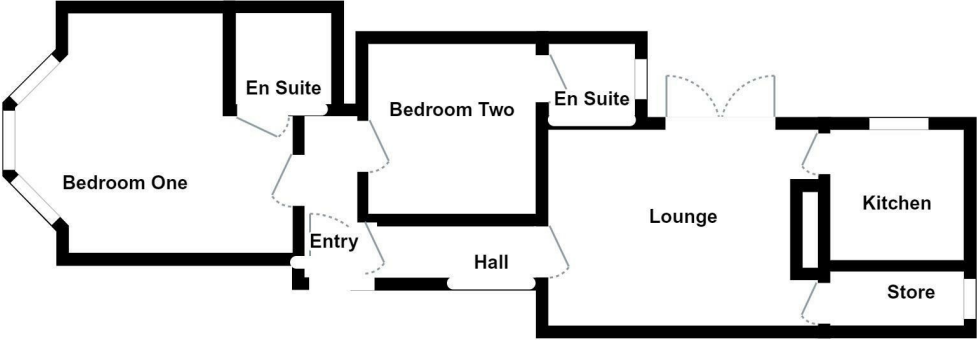
Additional information

We have been informed by the seller that the property



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	69	76
(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, 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.