



Kings Road

| Pontcanna | CF11 9DG

Hern and Crabtree

KINGS ROAD

Guide Price £190,000



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 divided into two separate apartments.

The first floor accommodation comprises of: Entrance hall, lounge/kitchen, three bedrooms and a bathroom.

This property is available to purchase as a whole building.

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

We have been informed by the seller that the property will benefit from a share of

the freehold and a new lease upon completion. For further information please contact the office



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

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
		75
	55	
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.