

# Kings Road

PONTCANNA, CF11 9DG

GUIDE PRICE £190,000

Hern &  
Crabtree



*Hern and Crabtree*

# Kings Road

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.



## sq ft

### 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



Good old-fashioned service with a modern way of thinking.

