



Kings Road

| | Pontcanna | CF11 9DB

KINGS ROAD

Guide Price £600,000

A substantial original Victorian townhouse, offering stylish and spacious accommodation.

This traditional family home has recently undergone some transformations to suit the modern family. The living space has been extended and now incorporates a stunning open plan kitchen/ dining/ living space with bi folding doors to a sunny garden. There is a spacious lounge with bay window to the front offering a lovely space for unwinding.

Downstairs also boasts of a utility room and ground floor cloakroom.

The bedrooms are split over two floors and the four bedrooms can all accommodate a double bedroom. The family bathroom is generous in size and offers a jacuzzi bath and a walk in shower cubicle.

The property is situated on the highly sought after Kings Road in Pontcanna, with Churches at each end, it makes for a picturesque setting and is within easy walking distance to Kings Yard, Thomas Simmons restaurant and a lovely mixture of boutiques. For families, there is a beautiful park and play ground and plenty of leisure facilities being close to Sophia Gardens and Chapter Arts.



Entrance Hall

Entered via a double glazed composite door with a double glazed window over. Period corning. 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 corning. 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, down-lights 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 o 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.

Additional Information

Freehold. Council Tax Band F (Cardiff). EPC rating E.

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



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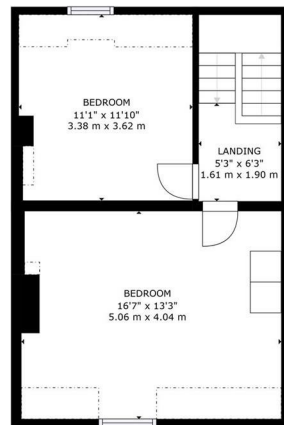
GROSS INTERNAL AREA
FLOOR 1: 887 sq. ft, 82 m², FLOOR 2: 550 sq. ft, 51 m²
FLOOR 3: 378 sq. ft, 35 m², EXCLUDED AREAS:
REDUCED HEADROOM BELOW 1.5M: 50 sq. ft, 5 m²
TOTAL: 1815 sq. ft, 169 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating

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



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