

Kings Road

CARDIFF, CF11 9DD

GUIDE PRICE £600,000

Hern &
Crabtree



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This elegant four-storey Victorian terrace offers generous living space and classic period charm. With five bedrooms and a large rear garden, this home provides an ideal setting for families, professionals, or those seeking the vibrant yet laid-back lifestyle Pontcanna is known for.

Inside, high ceilings, bay windows, and original features sit alongside thoughtfully updated interiors, offering a perfect balance of character and comfort. The expansive layout across four floors provides flexibility for home working, entertaining, and family life.

Step outside and enjoy the spacious garden—a rare find in this central location—perfect for al fresco dining or quiet evenings surrounded by greenery.

Pontcanna is famed for its leafy streets, independent shops, artisan bakeries, coffee houses, and proximity to the city centre and Bute Park. Whether it's a morning run along the River Taff or an evening glass of wine at one of the area's chic bars, this location truly caters to a vibrant urban lifestyle with a village feel.



1896.00 sq ft

Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate.

Porch

Enter via a composite door to the front elevation with window over. Coved ceiling. Dado rail. Door leading to:

Ground Floor Hallway

Coved ceiling. Picture rail. Dado rail. Period corning. Wooden flooring. Stairs rise up to the first floor. Stairs leading down to the lower ground floor.

Lounge

15'11" max x 12'4" max

Double glazed bay window to the front elevation. Coved ceiling. Picture rail. Dado rail. Cast iron gas fire with wooden mantelpiece and stone hearth. Radiator. Stripped wooden flooring.

Kitchen

12'4" max x 10'0" max

Double glazed window to the rear elevation. Coved ceiling. Base units with wooden worktop over. Belfast sink with mixer tap. Double Range style cooker with tiled splashback. Space for fridge freezer. Wooden laminate flooring. Radiator.

Utility

9'6" max x 5'10" max

Double glazed window to the side elevation. PVC door leading to the rear garden. Plumbing for washing machine. Space for further appliance. Gas combination boiler. Radiator. Vinyl flooring.

Lower Ground Floor Hallway

Stairs lead down from the ground floor hallway. Understairs storage alcove. Wooden handrail. Wooden laminate flooring. Radiator. PVC door leading to the rear garden. Storage space.

Study

15'11" max x 11'3" max

Double glazed doors to the front elevation. Radiator. Fitted storage cupboard.

Bedroom Five

11'7" max x 9'4" max

Double glazed window to the rear elevation. Radiator. Wooden laminate flooring.

First Floor Landing

Stairs rise up from the ground floor hallway. Wooden handrail and spindles. Split level landing. Stairs rise up to the second floor. Dado rail.

Bedroom One

16'5" max x 16'3" max

Double glazed bay and half window to the front elevation. Coved ceiling. Radiator.

Bedroom Two

12'6" max x 9'11" max

Double glazed window to the rear elevation. Radiator. Stripped wooden flooring.

Bathroom

8'6" max x 6'2" max

Double glazed obscure window to the side elevation. W/C and wash hand basin. Vanity cupboard. Bath with electric shower over. Radiator. Part tiled walls. Tiled flooring. Rear loft access hatch.

Second Floor Landing

Stairs rise up from the first floor landing. Wooden handrail and spindles. Matching bannister. Coved ceiling. Loft access hatch.

Bedroom Three

16'7" max x 13'9" max

Double glazed window to the front elevation. Radiator.

Bedroom Four

12'4" max x 10'6" max

Double glazed window to the rear elevation. Radiator.

Garden

Enclosed rear garden. Composite decked seating area. Further paved seating area. Grass lawn. Mature shrubs and tree.

Additional Information

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


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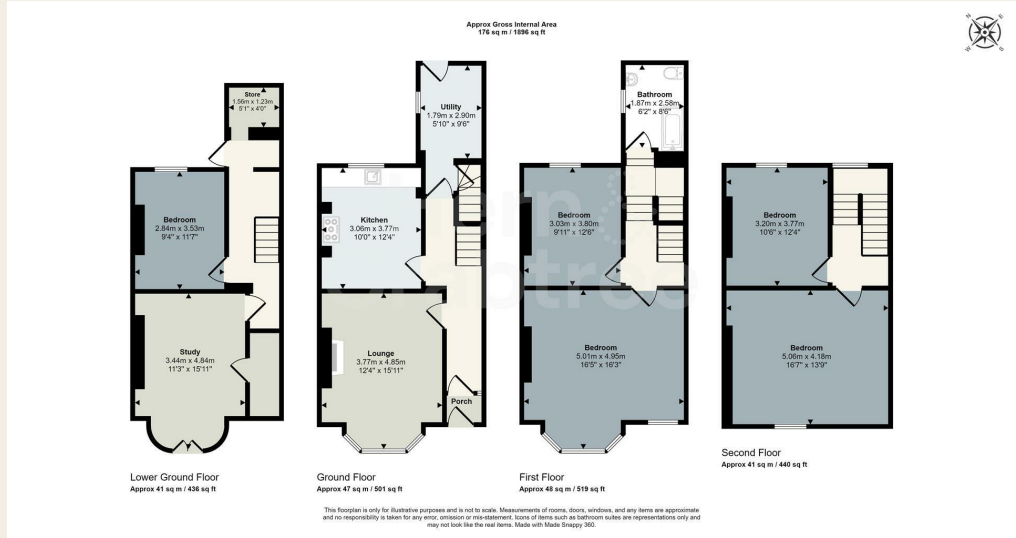
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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