



## Kings Road, £450,000

- Council Tax Band - D
- Five Bedrooms
- Split into Two Self-Contained Apartments
- Ground Floor Flat has Access to Garden
- Sought After Location
- EPC Rating: D



 5  3  2



## About the property

Situated on the popular Kings Road within Pontcanna is this original four bedroom house now converted into two separate self-contained two bedroom flats! The property is within walking distance to all local shops and amenities such as restaurants, pubs, cafes and transport links as well as the popular attractions of Cowbridge Road East and Cathedral Road which has great access routes into Cardiff City Centre and Cardiff Bay. Internally the property comprises Ground Floor Flat - Entrance hallway, master bedroom with ensuite, second bedroom with ensuite, kitchen, lounge and access to garden. First Floor Flat - Entrance hallway, two bedrooms, lounge, kitchen and bathroom. Viewings are highly recommended for this property. To book call 02920397171 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Ground Floor Flat

#### Hallway

#### Lounge

9' 8" x 13' 9" ( 2.95m x 4.19m )

#### Kitchen

6' 6" x 6' 9" ( 1.98m x 2.06m )

#### Master Bedroom

12' max x 11' 6" max ( 3.66m max x 3.51m max )

#### Ensuite



### Bedroom Two

8' 2" x 9' 2" ( 2.49m x 2.79m )

### Ensuite

### Garden

### First Floor Flat

### Hallway

### Kitchen

12' max x 17' 2" max ( 3.66m max x 5.23m max )

### Lounge

12' 7" x 13' 4" ( 3.84m x 4.06m )

### Master Bedroom

13' 3" x 13' 5" ( 4.04m x 4.09m )

### Bedroom Two

6' 6" x 13' 3" ( 1.98m x 4.04m )

### Bathroom

## Floorplan



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