



Flat 1, 17 Kingsland Road, Cardiff, CF5 1HU

£1,000 Per Month



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Well-Presented Ground Floor Apartment in the Heart

We are delighted to offer this well-presented two-bedroom ground floor apartment with its own private rear garden, situated in the highly sought-after area of Canton, Cardiff. Recently newly carpeted and painted, this home is ready for tenants looking for a comfortable and conveniently located property.

Spacious & Bright Living Areas

Upon entering, you'll find yourself in a welcoming inner hallway, which provides access to the lounge, bedrooms, and a useful under-stairs storage cupboard. The lounge is a bright and inviting space, featuring fresh carpets and a large UPVC double-glazed window to the side, allowing plenty of natural light to flood the room. This is a perfect area for relaxing or entertaining guests.

Modern Fitted Kitchen

The fitted kitchen is both stylish and functional, offering a range of base and wall-mounted units with grey clouded worktops, providing plenty of storage and workspace. A built-in electric oven and gas hob with an extractor fan overhead makes meal preparation a breeze. The kitchen also comes with an integral washer/dryer and fridge/freezer, saving you the hassle of sourcing appliances. A stainless steel sink with drainer and mixer taps is neatly positioned under a window, allowing you to enjoy views of the rear garden.

Contemporary Shower Room

Leading from the kitchen is a modern shower room, featuring a white three-piece suite consisting of a walk-in shower, pedestal wash basin, and low-level water closet. The room also benefits from a double radiator and obscure-glazed UPVC windows for ventilation and privacy.

Two Generous Double Bedrooms

This apartment boasts two double bedrooms, both offering plenty of space for furniture. The main bedroom is positioned at the front of the property and benefits from a large bay window, flooding the room with natural light. The second bedroom, located towards the rear, also features a double-glazed window overlooking the garden, creating a peaceful retreat.

Private Rear Garden

One of the standout features of this property is the private rear garden, which can be accessed directly from the kitchen. The garden is fenced for privacy and features a small patio area, perfect for outdoor seating, potted plants, or even a small BBQ in the summer months.

Additional Benefits

Gas central heating, ensuring a warm and energy-efficient home
UPVC double glazing throughout for improved insulation and noise reduction

Unfurnished, allowing tenants to personalise the space to their liking

Fantastic Location in Canton

Canton is a vibrant and thriving area of Cardiff, known for its trendy cafés, independent shops, and excellent transport links. This apartment is within walking distance of a range of amenities, including supermarkets, restaurants, and bars. The nearby Thompson's Park and Victoria Park offer fantastic green spaces for relaxation and outdoor activities.

For commuters, the property is well-connected with bus routes and easy access to Cardiff city centre. The nearby A48 and M4 motorway make travelling further afield convenient.

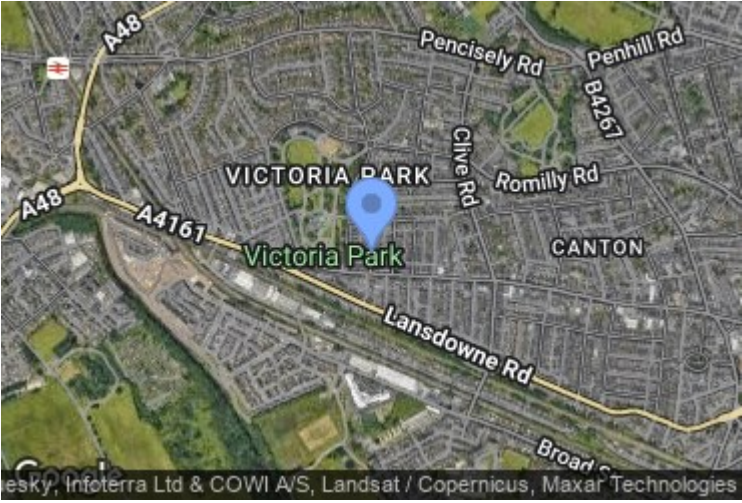
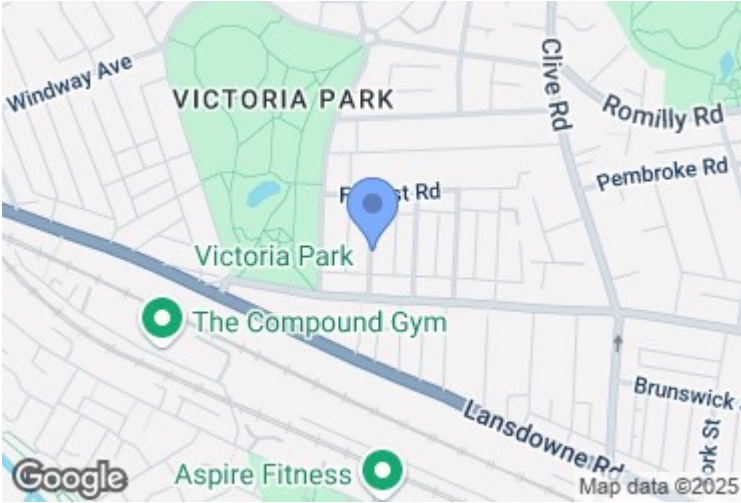
Book Your Viewing Today

This well-maintained apartment is ideal for professionals, couples, or small families looking for a comfortable home in a prime location. Properties in this area don't stay on the market for long – contact us today to arrange a viewing!

Council Tax

Band B.





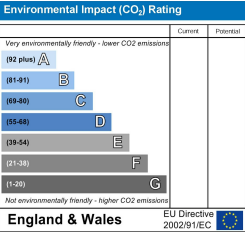
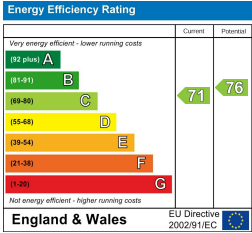
Ground Floor

Approx. 49.2 sq. metres (529.6 sq. feet)



Total area: approx. 49.2 sq. metres (529.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicants have not been tested no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.



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