

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



KINGS ROAD
PONTCANNA

KINGS ROAD

PONTCANNA, CF11 9DA - £250,000

A good size garden flat spread out over three floors and is located on the Pontcanna/Canton fringes. This leasehold property encompasses some 996 SqFt of living space and comprises of an entrance hallway with storage area, first floor landing, kitchen with access to the rear garden via a set of stairs, three bedrooms, bathroom and a good size living area located on the upper floor. The location of the property is excellent with Canton High Street being a short walk away as is Sophia Gardens and Pontcanna Fields.

3 bedroom(s) 1 bathroom(s) 996.00 sq ft

- FOYER
- ENTRANCE HALL WITH STORAGE AREA
- FIRST FLOOR LANDING

KITCHEN
4.17m x 2.82m (13'8" x 9'3")

BATHROOM
1.75m x 1.63m (5'9" x 5'4")

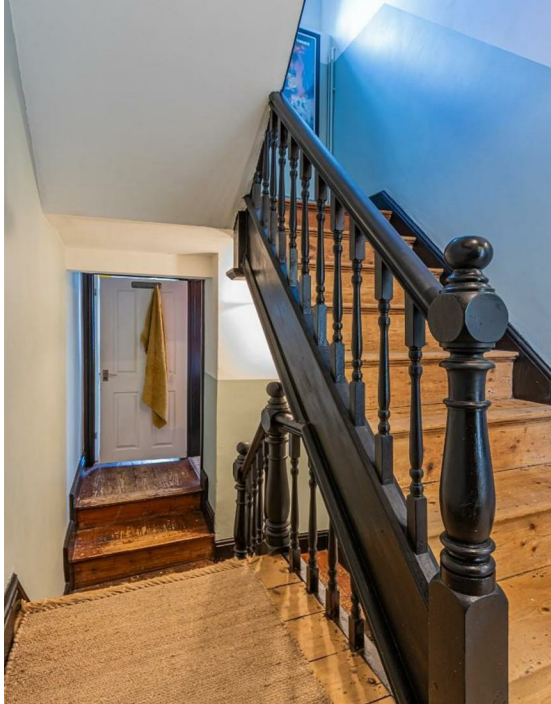
BEDROOM
3.66m x 3.10m (12' x 10'2")

BEDROOM
3.25m x 2.44m (10'8" x 8')

BEDROOM
3.23m x 2.44m (10'7" x 8')

LIVING ROOM
7.29m x 5.08m (23'11" x 16'8")

TENURE
COUNCIL TAX



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

