

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



KINGSLAND ROAD
CANTON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

PORCH

HALLWAY

LIVING ROOM

3.78m x 4.29m (12'5 x 14'1)

RECEPTION ROOM

3.07m x 3.68m (10'1 x 12'1)

KITCHEN DINER

3.35m x 7.49m (11 x 24'7)

LANDING

BEDROOM 1

4.93m x 3.43m (16'2 x 11'3)

BEDROOM 2

2.90m x 4.09m (9'6 x 13'5)

STORAGE

BATHROOM

2.39m x 2.44m (7'10 x 8)

BEDROOM 3

3.35m x 3.73m (11 x 12'3)

LANDING

BEDROOM 4

2.18m x 3.30m (7'2 x 10'10)

BEDROOM 5

4.98m x 3.45m (16'4 x 11'4)

BATHROOM

1.29 x 1.55 (4'2" x 5'1")

COUNCIL TAX

BAND E

TENURE

We are advised the property is Freehold.
This is to be confirmed by your legal representative.

EPC

“
A perfect opportunity to acquire a
substantial family home a stone throw
away from Victoria Park.
”

Comments by - Mrs Ruby Ledley



KINGSLAND ROAD
CANTON, CF5 1HU - £495,000

5 bedrooms 2 bathroom(s) 1800.00 sq ft

Nestled on the vibrant Kingsland Road beside Victoria Park, Cardiff, this beautifully renovated house offers a perfect blend of modern living and classic charm. Spanning an impressive 1,800 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family time.

With five well-appointed bedrooms, there is ample space for a growing family or for those who desire extra room for guests or a home office. The two contemporary bathrooms have been thoughtfully designed to provide comfort and convenience.

One of the standout features of this home is the delightful balcony that extends from one of the bedrooms, offering a serene spot to enjoy morning coffee or unwind in the evening. The property has been rewired, ensuring safety and efficiency throughout.

This house is not just a place to live; it is a sanctuary that has been meticulously updated to meet the needs of modern life while retaining its character. With its prime location in Canton, residents will enjoy easy access to local amenities, parks, and excellent transport links. This property is a rare find and is sure to attract those seeking a stylish and spacious family home in a sought-after area.

PROPERTY SPECIALIST

Mrs Ruby Ledley
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Valuer



Kingsland Road, Victoria Park.



Total Area: 1800 ft² ... 167.2 m²
All measurements are approximate and for display purposes only

