



**KINGS ROAD**  
**PONTCANNA**  
**CARDIFF CF11 9DG**

ASKING PRICE OF  
**£750,000**



**MID TERRACED HOUSE**



**4**



**2**



**3**



**1**

**\*\*PERIOD TERRACED HOUSE IN THE HEART OF PONTCANNA\*\*** MGY are delighted to present this spacious four bedroom, mid-terrace house in the highly sought after area of Pontcanna. The accommodation is split over three levels and comprises entrance hall, lounge, kitchen/breakfast room, utility and downstairs cloakroom to the ground floor, three double bedrooms, family bathroom, WC and separate shower room to the first floor, and a further bedroom to the second floor. The property further benefits from a converted basement with shower room, gas central heating throughout, and an excellent size rear garden.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 2,174 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via traditional wooden door with obscured stained glass inset leading from private paved front courtyard. Solid oak flooring. Pendant light fitting plus additional wall mounted lighting. Picture rail. Stairs to first floor with solid oak balustrades and handrail. Doors leading to lounge, kitchen, downstairs cloakroom and basement access.

#### **LOUNGE**

Large double glazed hardwood bay window to front aspect. Solid oak flooring. Coving to ceiling and picture rail. Pendant light fitting with ceiling rose. Two original fireplaces, one original working fire with slate base and mantle the second with slate base and marble surround with inset log burner. Fitted shelving to one wall. Two alcoves, both with original glass fronted cupboards.

#### **KITCHEN/BREAKFAST ROOM**

Fully fitted Hacker kitchen with a range of wall, base and drawer units and complimentary granite worktops over. Integrated oven, grill, microwave and five ring gas hob with extractor. Inset sink and drainer with mixer tap and food disposal. Space for American style fridge and freezer. Partly tiled walls and tiled flooring with underfloor heating. Double glazed wood frame windows and Bifold doors leading into rear garden. Pendant light fitting with spotlights. Central Island with space for seating. Sky light.

#### **UTILITY ROOM**

Counters across two walls with integrated dishwasher and tiled splashback. Inset sink with mixer tap over. Storage cupboard housing Worcester boiler. Skylight. Spotlights.

#### **CLOAKROOM**

WC. Wall mounted wash hand basin. Tiled flooring. Pendant light fitting.

#### **FIRST FLOOR**

##### **FIRST FLOOR LANDING**

Split level landing with vaulted ceilings. Carpeted flooring. Pendant light fitting. Doors leading to three bedrooms and family bathroom. Dado rail. Radiator.

##### **BEDROOM ONE**

A good sized principal double bedroom located to the front of the house. Alcoves with original feature fireplace with tiled base and wooden surround. Hardwood double glazed windows to front aspect. Carpeted flooring. Coving. Pendant light fitting and spotlights. Radiator.

##### **BEDROOM TWO**

Another double bedroom. Double glazed window to rear aspect with fitted storage underneath. Alcoves with original feature fireplace. Carpeted flooring. Coving. Pendant light fitting. Radiator.

##### **BEDROOM THREE**

Double glazed hardwood double doors leading to Juliette balcony. Double bedroom. Spotlights. Oak flooring. Velux. Radiator.

##### **BATHROOM**

A good size family bathroom with double glazed window to side. Suite comprising bath with hot and cold mixer tap over, raised wash hand basin set in vanity unit and WC with concealed cistern. Shower cubicle with rainfall shower over plus tiled splashback. Partly tiled walls. Tiled flooring with underfloor heating. Velux. Extractor. Shaver point. Spotlights.



# KINGS ROAD, PONTCANNA, CARDIFF CF11 9DG

## SECOND FLOOR

### BEDROOM FOUR

Double bedroom located on the second floor. Velux windows. Carpeted flooring. Ample under eave storage. Spotlights. Radiator.

### BASEMENT - UTILITY ROOM

Rubber tiled flooring. Space and plumbing for washing machine and dryer. Spotlights. Doors leading to office/study and wet room.

### BASEMENT SHOWER ROOM

Wet room, with rainfall shower over and separate showerhead fixture. Wash hand basin set in vanity unit with storage beneath. WC. Tiled flooring with fully tiled walls. Extractor. Spotlights. Vertical radiator.

### BASEMENT - OFFICE/STUDY

Door leading to the outside front courtyard. Carpeted flooring. Vertical radiator. Spotlights.

## OUTSIDE

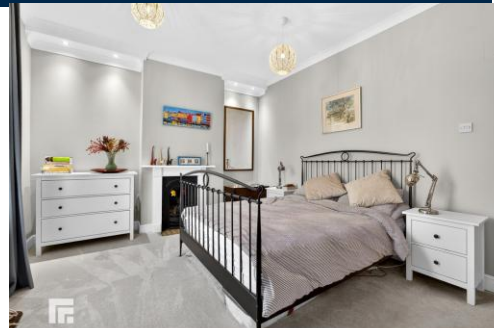
Delightful forecourt to the front of the property. To the rear of the property is a stylish, paved rear garden, partly decked and shingled with an array of mature plants, trees and some hedging with flower beds. Large shed to the rear. Fence and wall borders.

## TENURE

MGY are advised that the property is FREEHOLD.



# KINGS ROAD, PONTCANNA, CARDIFF CF11 9DG



# KINGS ROAD, PONTCANNA, CARDIFF CF11 9DG



# KINGS ROAD, PONTCANNA, CARDIFF CF11 9DG



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**PONTCANNA 02920 397152**

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

**MGY.CO.UK**