

Kings Road

PONTCANNA, CF11 9DE

GUIDE PRICE £700,000

**Hern &
Crabtree**



Kings Road

Behind a timeless Victorian façade lies a bold, contemporary masterpiece—where classic charm meets cutting-edge design.

Centred around a dramatic steel openwork staircase – an architectural statement that runs through the heart of the home, setting the tone for its bold, modern style. To the rear, a generous open-plan kitchen and dining space forms the social hub of the home. Bathed in natural light from large skylight windows, this area has been designed for both day-to-day family living and entertaining.

Set across three thoughtfully designed floors, the property offers four generously sized bedrooms – one benefiting from an en suite – along with two contemporary shower rooms, conveniently located on the ground and first floors.

Step outside and you'll discover a wonderfully private, large rear garden complete with a charming brick-built pizza oven. A separate outbuilding with its own kitchenette provides the perfect space for a home office, studio or guest accommodation.

Elegant period homes and a thriving café scene, Pontcanna offers a lifestyle that's as vibrant as it is relaxed with leafy streets, artisan bakeries, and independent boutiques just steps from your door.

Life on Kings Road places you at the heart of it all. Start your day with a coffee from your favourite local spot, take a jog through Llandaff Fields, or catch a film or exhibition at Chapter Arts Centre. Evenings are for relaxed dinners in one of Pontcanna's acclaimed gastropubs. Just a short stroll from the city centre yet tucked away from the hustle.



1986.00 sq ft

Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate.

Hallway

Enter via a double glazed door to the front elevation with window over. Concrete floor. Exposed brickwork. Radiator. Exposed steel beams. Stairs rise up to the first floor.

Lounge

19'6" max x 10'4" max

Double glazed bay window to the front elevation. Continuation of concrete flooring. Radiator. Tray ceiling.

Dining Room

20'10" max x 14'7" max

Double glazed skylight windows. Double glazed door leading to the rear garden. Exposed brickwork. Base units with worktops over. Fitted storage cupboard. Continuation of concrete flooring. Radiator.

Kitchen

9'9" max x 9'0" max

Double glazed window to the rear elevation. Double glazed skylight window. Wall and base units with worktops over. Stainless steel fitted one bowl sink with mixer tap. Integrated five ring gas hob. Integrated oven. Integrated microwave. Integrated full length dishwasher. Space for fridge freezer. Continuation of concrete flooring. Extractor fan.

Shower Room

10'4" max x 6'4" max

Double glazed window to the dining room providing natural light. W/C and wash hand basin. Double shower with fitted shower and glass sliding doors. Part tiled walls. Continuation of concrete flooring. Radiator. Extractor fan.

First Floor Landing

Open work stairs rise up from the hallway. Steel handrail and glass balustrade. Exposed brickwork. Radiator. Stairs rise up to the second floor landing.

Bedroom One

15'11" max x 12'1" max

Two double glazed windows to the front elevation. Fitted wardrobes. Radiator.

Bedroom Two

11'1" max x 9'11" max

Double glazed window to the rear elevation. Wooden feature wall panelling. Cast iron feature fireplace. Radiator.

Bedroom Three

9'4" max x 8'0" max

Double glazed window to the rear elevation. Radiator.

Shower Room

8'6" max x 5'9" max

Double glazed obscured window to the side elevation. W/C and wash hand basin. Vanity unit. Shower quadrant with fitted shower and glass sliding doors. Part tiled walls. Tiled flooring. Two heated radiators. Extractor fan.

Second Floor Landing

Dog legs staircase. Open work stairs rise up from the first floor landing. Steel handrail and glass balustrade. Exposed brickwork. Double glazed skylight window.

Bedroom Four

23'2" max x 16'1" max

Double glazed window to the rear elevation. Double glazed skylight window. Radiator. Door leading to:

En Suite

W/C and wash hand basin. Tiled flooring. Extractor fan.

Garden

Enclosed rear garden. Paved patio. Paved path leading to a further paved seating area. Mature shrubs and trees. Flower borders. Brick built pizza oven. Purpose built storage shed. Outside light. Cold water tap. Access to the outbuilding.

Outbuilding

17'2" max x 11'9" max

Purpose built outbuilding. Enter via a composite door. Double glazed windows. Wall and base units with worktops over. Stainless steel one bowl sink with mixer tap. Extractor fan. Power and light. Wooden laminate flooring. Door leading to:

Shower Room

7'1" max x 6'10" max

Double glazed internal window offering natural light. W/C.

Shower quadrant with electric shower and glass doors. Tiled walls. Tiled flooring. Extractor fan. Wall fitted heater.

Additional Information

Freehold. Council Tax Band F (Cardiff). EPC rating TBC.

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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



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