



Kings Road, Cardiff CF11 9BZ

welcome to

Kings Road, Cardiff

Beautifully presented two double bedroom ground floor apartment on sought-after Kings Road, Pontcanna. Features include a spacious lounge, modern kitchen, private rear courtyard, and permit parking. Recently redecorated with a new roof. Prime location near Pontcanna's amenities.



Entrance Hall

3' 8" max x 13' 7" max (1.12m max x 4.14m max)

Access to both bedrooms and kitchen / lounge, Gas radiator, Laminate flooring, Intercom system

Lounge

10' 6" max x 13' 6" max (3.20m max x 4.11m max)

Double glazed window to side, Access to under stairs storage, Laminate flooring, Gas radiator x2, Electric Point x 4, TV point

Kitchen

10' 1" max x 6' 8" max (3.07m max x 2.03m max)

Double glazed window to side of property, Integrated lamona oven with extractor fan, Wall and base units, sink with drying rack, partly tiled walls, spot lights, laminate flooring

Bedroom One

11' 8" max x 15' 2" max (3.56m max x 4.62m max)

Bay fronted double glazed windows, Gas radiator, TV point, Electric points x2, Carpeted flooring

Bedroom Two

10' 2" max x 12' 3" max (3.10m max x 3.73m max)

Double glazed window to rear overlooking communal garden, Electric point x3, TV Point, Carpeted flooring

Bathroom

4' 9" max x 9' 7" max (1.45m max x 2.92m max)

Walk in rainfall shower, Sink with base unit, WC, Mirror, Partially tiled walls, Tiled flooring, Frosted window to rear, Gas radiator, Spot lights

Communal Garden

Communal garden with rear access



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welcome to Kings Road, Cardiff

- At the heart of Pontcanna & Canton
- New Roof & Freshly Decorated throughout
- Permit Parking
- 2 Bright Double Bedrooms
- No Chain!!

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over
£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CRP107778 - 0041

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029 2022 5700



Pontcanna@allenandharris.co.uk



209 Cathedral Road, Pontcanna, CARDIFF,
South Glamorgan, CF11 9PN



allenandharris.co.uk