

Kings Road

CARDIFF, CF11 9DF

GUIDE PRICE £400,000

**Hern &
Crabtree**



Kings Road

A beautifully presented two-bedroom home on Kings Road, Pontcanna.

Set behind a charming front forecourt garden, the property opens into an impressive open-plan living and dining space, where wooden flooring and a log burner create a wonderful sense of comfort and character. The room flows effortlessly through to the rear of the house, enhancing the feeling of space and natural light.

To the rear, the modern kitchen is well appointed and enjoys direct access to the garden via French doors, creating an easy connection between indoor and outdoor living. The rear garden offers a pleasant setting, perfect for relaxing or dining in warmer months.

The first floor hosts two well-proportioned bedrooms, both tastefully finished and filled with natural light, alongside a beautifully designed shower room, finished to a high standard. A loft space to the second floor provides valuable additional storage and future potential.

Walking distance to a superb selection of cafés, restaurants and artisan bakeries. The area is also exceptionally well served by green spaces, with Pontcanna Fields, Llandaff Fields and the Taff Trail offering beautiful walks and outdoor leisure opportunities just moments away. Highly regarded local schools, excellent transport links and a strong sense of community.



837.00 sq ft

Front

Front forecourt garden. Low rise brick wall with wooden fence and gate.

Entrance

Enter via a double glazed composite door to the front elevation with window over. Stairs rising up to the first floor.

Living/Dining Room

Open plan living/dining room. Double glazed window to the front elevation with fitted plantation shutters. Double glazed door to the rear elevation with window over. Cast iron log burner with slate hearth and wooden mantle. Fitted storage and shelving into alcove. Understairs storage cupboards. Stripped wooden flooring. Two radiators.

Kitchen

Double glazed window to the side elevation. Double glazed French doors to the rear garden. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Integrated five ring gas hob with stainless steel splashback and cooker hood over. Integrated oven. Integrated slimline dishwasher. Space for fridge freezer. Stripped wooden flooring. Radiator.

Landing

Stairs rise up from the entrance. Wooden handrail. Wooden bannister. Stairs rise up to the loft. Storage cupboard.

Bedroom One

Two double glazed windows to the front elevation with fitted plantation shutters. Radiator.

Bedroom Two

Double glazed window to the rear elevation with fitted plantation shutters. Radiator.

Shower Room

Double glazed obscure window to the side elevation. W/C and wash hand basin. Vanity unit. Shower quadrant with fitted shower and crittal style glass door. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

Loft

Stairs rise up from the first floor landing. Skylight window. Storage into eaves.

Garden

Enclosed rear garden. Timber decking. Paved patio. Side return. Cold water tap. Outside light. Storage shed.

Additional Information

Freehold. Council Tax Band E (Cardiff). EPC D.

Disclaimer

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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		80
(21-38) F	55	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

