

# 78 Kings Road

PONTCANNA, CARDIFF, CF11 9DD

**GUIDE PRICE £175,000**

**Hern &  
Crabtree**



# 78 Kings Road

Situated in one of the most desirable roads in Pontcanna - This spacious one-bedroom first floor apartment offers a fantastic opportunity to step onto the property ladder or invest in one of Cardiff's most desirable postcodes.

With features including: a lovely view of the pretty street from the lounge bay, modern open plan kitchen, a spacious bathroom and access to the aforementioned communal garden.

This apartment is beautifully positioned just moments from the independent cafés, boutiques and leafy green spaces that define Pontcanna living, the property blends characterful charm with comfortable proportions throughout. Set within a well-maintained period conversion, the accommodation briefly comprises a bright and inviting lounge with an elegant bay window, a double bedroom, a modern bathroom, and a well-appointed kitchen/diner with direct access to a peaceful communal garden – a rare find in this location.

Excellent transport links and proximity to the city centre add to the appeal, making this an address that's as convenient as it is charming.



# 432.00 sq ft

## Entrance

Enter from the communal hallway to the kitchen/diner.

## Kitchen/Diner

Double glazed window to the rear elevation. Double glazed PVC door leading to the communal garden. Coved ceiling. Wall and base units with worktops over. One bowl composite sink and drainer with mixer tap. Space for gas cooker with tiled splashback and cooker hood over. Plumbing for washing machine. Space for base fridge and freezer. Space for dishwasher. Gas combination boiler. Tiled flooring. Radiator.

## Lounge

Double glazed bay window to the front elevation. Coved ceiling. Radiator. Telephone intercom.

## Bedroom

Double glazed window to the front elevation. Radiator.

## Bathroom

Double glazed obscured window to the rear elevation. W/C and wash hand basin. Spa style bath. Double shower quadrant with fitted shower over and glass sliding doors. Tiled walls. Tiled flooring. Heated towel rail. Wall heater. Extractor fan.

## Tenure

125 year lease from 2005 with 100 years remaining. £200 annual ground rent. Approx. £1,200 service and maintenance charges.

## Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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