

Kings Road

CARDIFF, CF11 9DB

GUIDE PRICE £575,000

**Hern &
Crabtree**



Kings Road

Set behind an elegant bay front in the heart of Pontcanna, this handsome four bedroom Victorian mid terrace home offers a refined balance of period character and contemporary living.

Stripped wooden flooring runs through much of the ground floor, creating a warm and cohesive feel from the moment you enter. The bay fronted living room flows into an open plan sitting room, forming a versatile and welcoming space well suited to both everyday family life and relaxed entertaining.

At the rear of the house, the open plan kitchen and dining room forms the natural focal point of the home. Thoughtfully arranged, it provides a sociable setting for cooking, dining and gathering, with generous space for both daily routines and larger occasions.

Across the upper floors are four well proportioned bedrooms, offering flexible accommodation that can easily adapt to guest space, home working or growing families.

Pontcanna remains one of Cardiff's most sought after neighbourhoods, celebrated for its Victorian architecture, independent cafés and strong sense of community. The green open spaces of Pontcanna Fields and Bute Park are within easy reach, while Cardiff City Centre lies just a short distance away, offering excellent transport links, cultural venues and a wide range of amenities.



1549.00 sq ft

Front

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

Hallway

Enter via a wooden door to the front elevation with glazed window over. Coved ceiling. Ceiling arch detail. Stripped wooden flooring. Radiator. Stairs rising up to the first floor. Understairs storage cupboard.

Living Room

Double glazed bay window to the front elevation. Inset within chimney breast with gas fire (currently decommissioned) and slate surround and hearth. Fitted shelving into alcoves. Stripped wooden flooring. Radiator. Squared off archway to the sitting room.

Sitting Room

Glazed French doors leading to the rear porch. Inset within chimney breast with slate hearth. Fitted storage unit into alcove. Stripped wooden flooring. Radiator. Squared off archway to the living room.

Rear Porch

Double glazed French doors leading to the rear garden. Pvc roof. Wooden flooring.

Kitchen/Dining Room

Double glazed window to the side elevation. Double glazed French doors to the rear elevation with windows to the side. Base units with wooden worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Space for Range style gas cooker with stainless steel splashback and cooker hood over. Plumbing for washing machine. Space for fridge freezer. Space for dishwasher. Tiled flooring. Radiator.

Landing

Stairs rise up to the first floor. Wooden handrail and spindles. Matching bannister. Split level landing. Stairs rise up to the second floor. Wooden flooring.

Bedroom One

Two double glazed windows to the front elevation. Fitted wardrobes into alcoves. Stripped wooden flooring. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Radiator.

Bathroom

Double glazed obscure windows to the side and rear elevation. W/C and wash hand basin. Shower quadrant with fitted shower over. Stripped wooden flooring. Radiator. Extractor fan. Rear loft access hatch.

Second Floor Landing

Stairs rise up from the first floor landing. Wooden handrail and spindles. Matching bannister. Wooden flooring. Loft access hatch.

Bedroom Three

Double glazed window to the front elevation. Stripped wooden flooring. Radiator.

Bedroom Four

Double glazed skylight window. Stripped wooden flooring. Radiator.

Garden

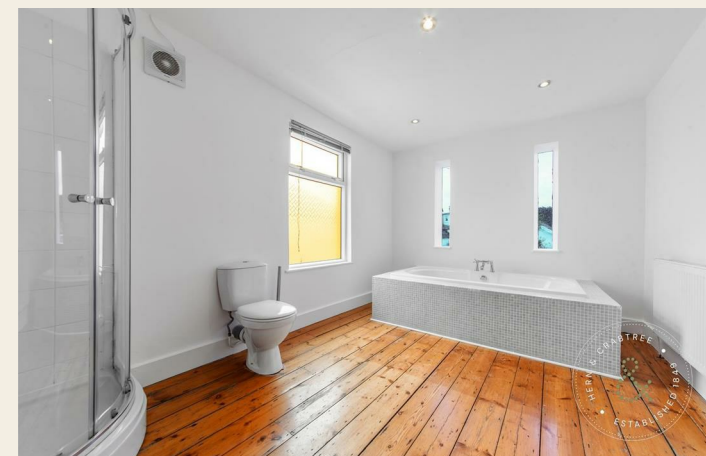
Enclosed rear garden. Paved patio. Grass lawn. Raised flower borders. Mature shrubs and trees. Side return. Cold water tap.

Additional Information

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

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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		
	53	78
England & Wales		EU Directive 2002/91/EC



Hern & Crabtree

02920 228135 | pontcanna@hern-crabtree.co.uk | hern-crabtree.co.uk | 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

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