

Kings Road

PONTCANNA, CF11 9DF

GUIDE PRICE £385,000

Hern &
Crabtree



Kings Road

A beautifully presented two double bedroom home with attic room - situated on Kings Road, in the heart of Pontcanna.

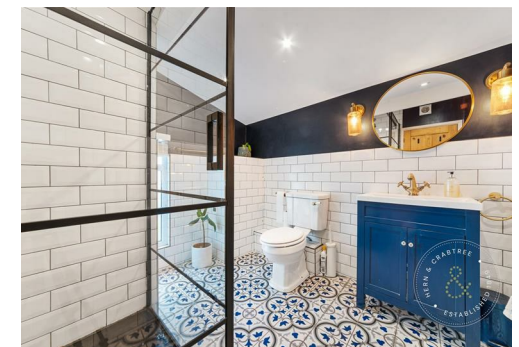
Set behind a charming front forecourt garden, the property opens into an impressive open-plan living and dining space, where wooden flooring and a log burner create a wonderful sense of comfort and character. The room flows effortlessly through to the rear of the house, enhancing the feeling of space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

Life on Kings Road extends far beyond the front door. The immediate vicinity is a tapestry of artisanal culture, nearby bakeries and the vibrant energy of independent bistros. Residents here enjoy a rare pedestrian lifestyle, with the sprawling acres of Pontcanna Fields and the Taff Trail serving as a vast back garden. Explore the creative mews of Kings Road Yard, home to independent workshops, vintage markets, and organic produce.

Whether walking through the arboretums of Bute Park or exploring the local boutiques & shops, this home offers a life of quiet distinction in the most sought-after corner of the capital.



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

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.



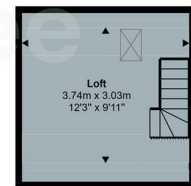
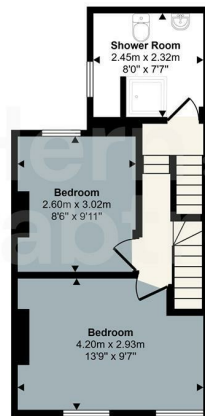
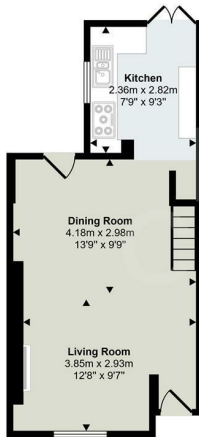
Good old-fashioned service with a modern way of thinking.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 80 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 55 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Approx Gross Internal Area
78 sq m / 837 sq ft



Ground Floor
Approx 31 sq m / 337 sq ft

First Floor
Approx 32 sq m / 348 sq ft

Second Floor
Approx 14 sq m / 152 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Hern & Crabtree



02920 228135



pontcanna@hern-crabtree.co.uk



hern-crabtree.co.uk



87 Pontcanna Street, Pontcanna, Cardiff, CF11



9HS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.