



Kings Road  
| | Cardiff | CF11 9DE



An impressive terraced house offering beautifully-presented and considerable accommodation that belies an attractive yet unassuming facade.

This wonderful house has undergone extensive improvements by the current owners and is well-situated at the top of Kings Road, ideally located for the plethora of independent shops, coffee shops and eateries of leafy Pontcanna. The rear garden has a sunny aspect, is longer than most in the road and also has a recently added home office at the rear.

Extended living accommodation includes a bay-fronted living room, separate dining room, a stunning re-fitted kitchen that opens into open plan area with bi-fold doors to the garden, that also takes in the side return offering flexible living and a useful ground floor shower room. The first floor houses three bedrooms and the family bathroom, with the fourth bedroom situated on the top floor accessed via stairs from the landing.

Please call our Hern and Crabtree Pontcanna office for me more information.

**Entrance**  
Double glazed composite door to front with matching window over into hallway.

**Hallway**  
Wood laminate flooring, stairs rising up to the first floor, ceiling arch detail, radiator, under stairs storage cupboards and doors to lounge.

**Lounge**  
14'10" x 12'8" max  
Double glazed pvc bay window to front, plantation shutters, cast iron wood burning stove on a slate hearth with wooden mantle piece, shelving fitted into alcoves, corniceing and ceiling rose, wood laminate flooring and radiator.

**Sitting room**  
11'0" x 11'9" max  
Cast iron wood burning stove on a slate hearth with wooden mantelpiece, shelving into alcoves, radiator and wood laminate flooring. Walk way

through leading into the kitchen/diner.

**Walk way to kitchen/diner**  
Walk way leads to kitchen/diner, offering a skylight window, door to shower room, shower room with electric shower, half tiled walls, w.c, wash hand basin, tiled flooring, heated towel rail, extractor fan and spotlights.

**Kitchen/diner**  
24'0" x 17'1" max  
Forms part of a side return extension, L shape kitchen. Side return offers a lantern skylight roof, additional storage cupboard, along with wood laminate flooring and french doors that lead out into the garden.  
The main kitchen diner with bi-fold doors that open up onto the decking area in the garden, radiator and wood laminate flooring. The kitchen is mainly made up of wall and base units with complementary quartz

work tops, belfast sink with a chefs pull down mixer tap, integrated slimline dishwasher, wine cooler fridge, integrated AG oven and microwave oven, integrated fridge freezer with integrated AG washer dryer, 5 ring AG induction hob, tiled splash back and a cooker hood over. Lights under the wall units, continuation of the wood laminate flooring, spotlights, breakfast bar additional double glazed skylight window to the rear aspect.

**First floor**  
Stairs rise up from entrance hall.

**First floor landing**  
Wooden banister and spindles with stairs leading up to the loft room, under stairs storage in alcove.

**Bedroom one**  
15'11" x 11'9" max  
Two double glazed windows to front, plantation shutters,

# KINGS ROAD

Guide Price £550,000



radiator, cast iron feature fire place, two built in wardrobes, picture rail, coved ceiling and ceiling rose.

**Bedroom two**  
11'10" x 11'1" max  
Doubled glazed window to rear, radiator, built in wardrobe and cast iron feature fireplace,

**Bedroom three**  
9'9" x 6'3"  
L shaped room with double glazed window to the rear, radiator and coved ceiling.

**Bathroom**  
Obscure double glazed window to side, bath with plumbed shower over with a rain drop shower head, glass splash back screen, half tiled wall, w.c, wash hand basin, heated towel rail, mirrored vanity cupboard, wood laminate flooring.

**Loft room**  
12'8" x 12'4" max  
Stairs from first floor landing, double glazed skylight window to rear and front, recess for storage into a alcove, built in storage cupboard in both recess's.  
Floor to ceiling height - 7'8 maximum

**Garden**  
Enclosed rear garden, mainly with stone wall, decked sitting area, lawn, flowers and shrubs, paved patio to the rear of the garden, further flower borders, outside cold water tap and lights.

**Home office**  
10'3" x 6'11"  
Detached out building which is timber clad with sliding double glazed doors, spotlights, electric radiator, wood laminate flooring, sliding doors into the garden with fitted blinds.

**Front garden**

Landscape front fore court with mature evergreen hedge, stone chippings and wood chip bark area, low rise wall to front, wrought iron railings, gate and patio with outside light.

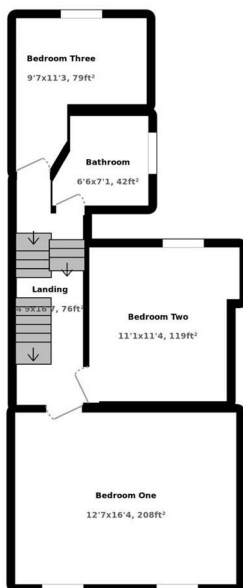
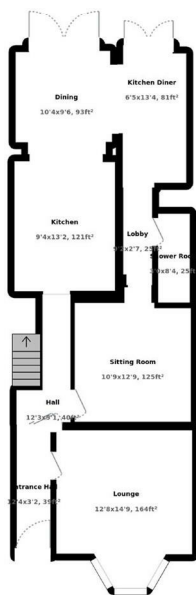




Call Hern & Crabtree to arrange a viewing on 02920 228135

<https://www.hern-crabtree.co.uk>





#### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales EU Directive 2002/91/EC



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.