



191 Kings Road

Pontcanna, Cardiff, CF11 9DF

Asking Price £400,000

HARRIS & BIRT



A contemporary and stylish family home in the heart of Pontcanna, Cardiff. King's Road is in the centre of Pontcanna and this property is a well presented family home.

It offers a stylish living/dining space with a bright and modern kitchen and a small but perfectly formed courtyard garden to the rear. To the first floor you will find two good sized bedrooms and a spacious bathroom with space for a washing machine and tumble dryer. From the landing there is a stairwell giving access to a spacious attic room for storage or a home office.

Chapter Arts Centre is within a stone's throw away whilst Thompson Park and Pontcanna Fields are just 10 minutes walk from the house. The property is in an enviable position benefiting from Pontcanna's many shops, bars and restaurants.



Accommodation

Ground Floor

Lounge/Diner 14'4" x 20'8" (4.37m x 6.30m)

Entered through UPVC glazed panelled door. Original wooden floorboards, UPVC double glazed window to front elevation. Skimmed walls and ceilings. Radiator. Horizontal radiator to wall. Log wood burner. Pendant lighting. UPVC door to rear garden.

Kitchen 8'1" x 9'9" (2.46m x 2.97m)

A range of white fitted kitchen cupboards above and below wooden effect worksurfaces, Smeg five gas ring hob with oven below and extractor fan above. Integral slimline dishwasher. Space for fridge/freezer under the stairs. White tiled splashback with skimmed walls and ceilings above. UPVC double glazed French doors to rear garden. Radiator.

First Floor

Bedroom One 14'4" x 10'2" (4.37m x 3.10m)

Entered via wooden door, carpeted flooring, two UPVC double glazed windows to front elevation, skimmed walls and ceilings, pendant lighting, radiator.

Bedroom Two 9'0" x 12'4" (2.74m x 3.76m)

Entered via wooden door, carpeted flooring, UPVC double glazed windows to rear elevation, skimmed walls and ceilings, pendant lighting, radiator.

Bathroom 8'1" x 7'11" (2.46m x 2.41m)

Entered through wooden door, tiled flooring, radiator, UPVC double glazed window to side elevation, low level wc, wall hung basin, large shower

cubicle fully tiled, with rainfall shower head with additional attachments. Space for tumble dryer and plumbing for washing machine. Housing for boiler and extractor fan. Tiled walls with skimmed walls and ceilings above. Spotlights.

Second Floor

Attic Room 13'4" x 10'8" (4.06m x 3.25m)

Entered via carpeted stairway, carpeted flooring, skimmed walls and ceiling, spotlights. Velux window.

Outside

Two full time parking permits, Small paved front garden. Enclosed rear courtyard garden which is paved and decked.

Services

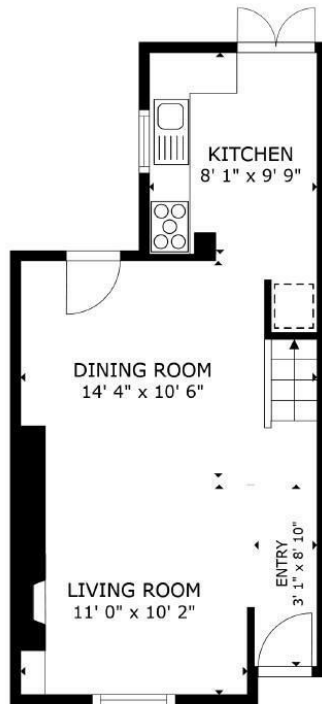
The property is serviced via mains gas, electricity, water and drainage.

Directions

From our offices on Caerphilly Road, head south on Caerphilly Rd, turn left onto the A48 slip road Gabalfa Interchange, take the 4th exit onto Western Avenue, turn left onto Mill Lane, turn left onto Cardiff Rd, turn left onto Penhill Rd, turn right onto Pontcanna St, turn right onto Kings Rd, your destination will be on the left.



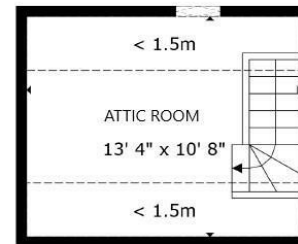




FLOOR 1



FLOOR 2



FLOOR 3

HARRIS & BIRT

GROSS INTERNAL AREA
FLOOR 1 379 sq.ft. FLOOR 2 395 sq.ft. FLOOR 3 73 sq.ft.
EXCLUDED AREAS : REDUCED HEADROOM 70 sq.ft.
TOTAL : 846 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

65 High Street, Cowbridge, CF71 7AF

01446 771777 cowbridge@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF

02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.