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CARDIFF

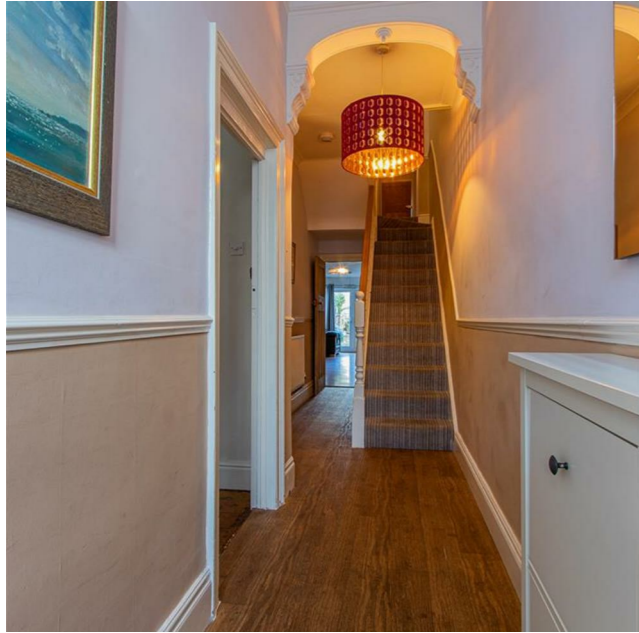
VALE

CAERPHILLY

BRISTOL

*Kings Road*

PONTCANNA



*A spacious family home in the heart of Pontcanna, with classic Pontcanna charm.*

Comments by Mrs Ruby Ledley



**Property Specialist**  
**Mrs Ruby Ledley**  
 Valuer

[ruby@jeffreycross.co.uk](mailto:ruby@jeffreycross.co.uk)

## Kings Road, Pontcanna



Total Area: 1878 ft<sup>2</sup> ... 174.4 m<sup>2</sup>

All measurements are approximate and for display purposes only

*The rear garden enjoys sunlight well into the late evening, creating the perfect setting for outdoor dining and entertaining. Internally, the property offers spacious and versatile accommodation, ideal for both everyday living and hosting guests. Perfectly positioned in the heart of Pontcanna, the property is within easy reach of an excellent selection of independent shops, cafés, restaurants and local amenities, while the nearby Llandaff Fields and Cardiff city centre are just a short distance away.*

Comments by the Homeowner





# Kings Road

Pontcanna, Cardiff, CF11 9DG

Guide Price

£625,000



3 Bedroom(s)



2 Bathroom(s)



1593.00 sq ft



Contact our  
**Pontcanna Branch**  
02920 499680

Jeffrey Ross are delighted to present this stylish Victorian bay-fronted residence, offering beautifully proportioned accommodation throughout. The property briefly comprises an inviting entrance hall, useful storage cellar, two elegant reception rooms, and a spacious fitted kitchen/day room with French doors opening onto the rear garden. To the first floor are three generous double bedrooms and a contemporary family bathroom, while a versatile loft room provides additional flexible living space.

Externally, the property benefits from an attractive forecourt frontage and a well-maintained rear garden of excellent length.





**EPC**  
D Rating

**Council Tax**  
BAND F





**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 

