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CARDIFF

VALE

CAERPHILLY

BRISTOL



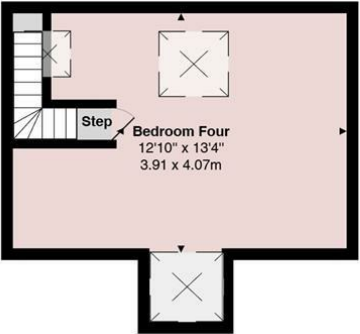
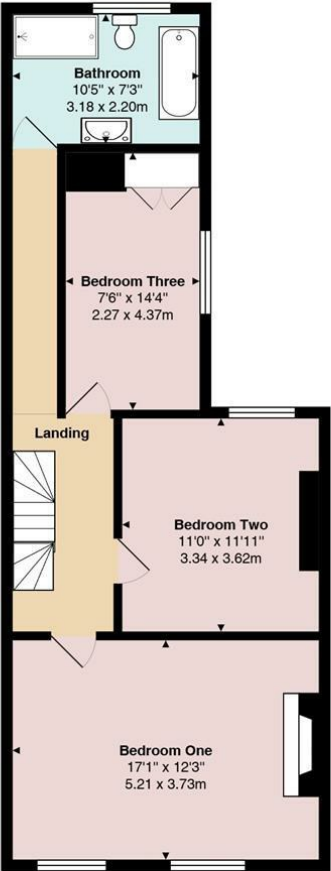
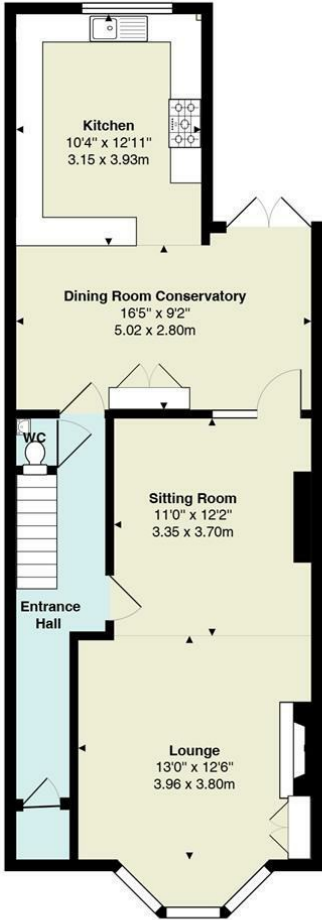


Comments by Mrs Ruby Ledley



Property Specialist
Mrs Ruby Ledley
Valuer

ruby@jeffreycross.co.uk



The location in central Pontcanna has been brilliant for access to all the cafes, shops and parks. We also benefit from being opposite the church gardens, we feel very lucky to have an open green vista being so central.

We were really attracted to the large, light and airy rooms when we viewed the house. The open plan kitchen diner is a real joy to use as a family and when hosting. We love the flow on the ground floor, the side extension brings in lots of light to the middle room and our toddler loves running laps.

We also benefit from a large mature garden which is rare for the area. The aspect has been unexpectedly brilliant, with morning sun on the patio and evening sun at the back of the garden, but also lots of shady spots to survive the heatwaves.

Comments by the Homeowner





Kings Road

Pontcanna, Cardiff, CF11 9DG

Guide Price

£700,000



4 Bedroom(s)



1 Bathroom(s)



1560.00 sq ft



Contact our
Pontcanna Branch
02920 499680

Situated in the sought-after neighbourhood of Pontcanna, Cardiff, this well-presented four-bedroom house on Kings Road offers spacious and comfortable living in one of the city's most desirable locations.

The property offers a welcoming sense of space and practicality, with well-proportioned accommodation throughout. Boasting four generous double bedrooms, it is ideal for families, professionals or anyone looking for extra space for guests, a home office or hobbies.

At the heart of the home is the open-plan kitchen and dining area, creating a sociable and inviting space that is perfect for family life and entertaining. With plenty of room for dining and relaxing, it provides a natural hub for the home.

One of the property's standout features is the large rear garden. A rare find in such a desirable city location, it provides plenty of space for outdoor dining, relaxing, gardening or children's play, while offering a welcome escape from the hustle and bustle of city life.

The location is equally appealing. Kings Road is ideally positioned within Pontcanna, with its attractive residential streets, independent cafés, restaurants, shops and everyday amenities. The area also benefits from plenty of green spaces and parks, perfect for walks and enjoying the outdoors.

Combining four double bedrooms, a spacious open-plan kitchen diner and a large garden, this delightful Kings Road property offers an excellent opportunity to secure a family home in one of Cardiff's most popular neighbourhoods.

With its excellent location, versatile living space and impressive garden, this home offers comfort and convenience in equal measure. Early viewing is highly recommended to fully appreciate everything this fantastic Pontcanna property has to offer.

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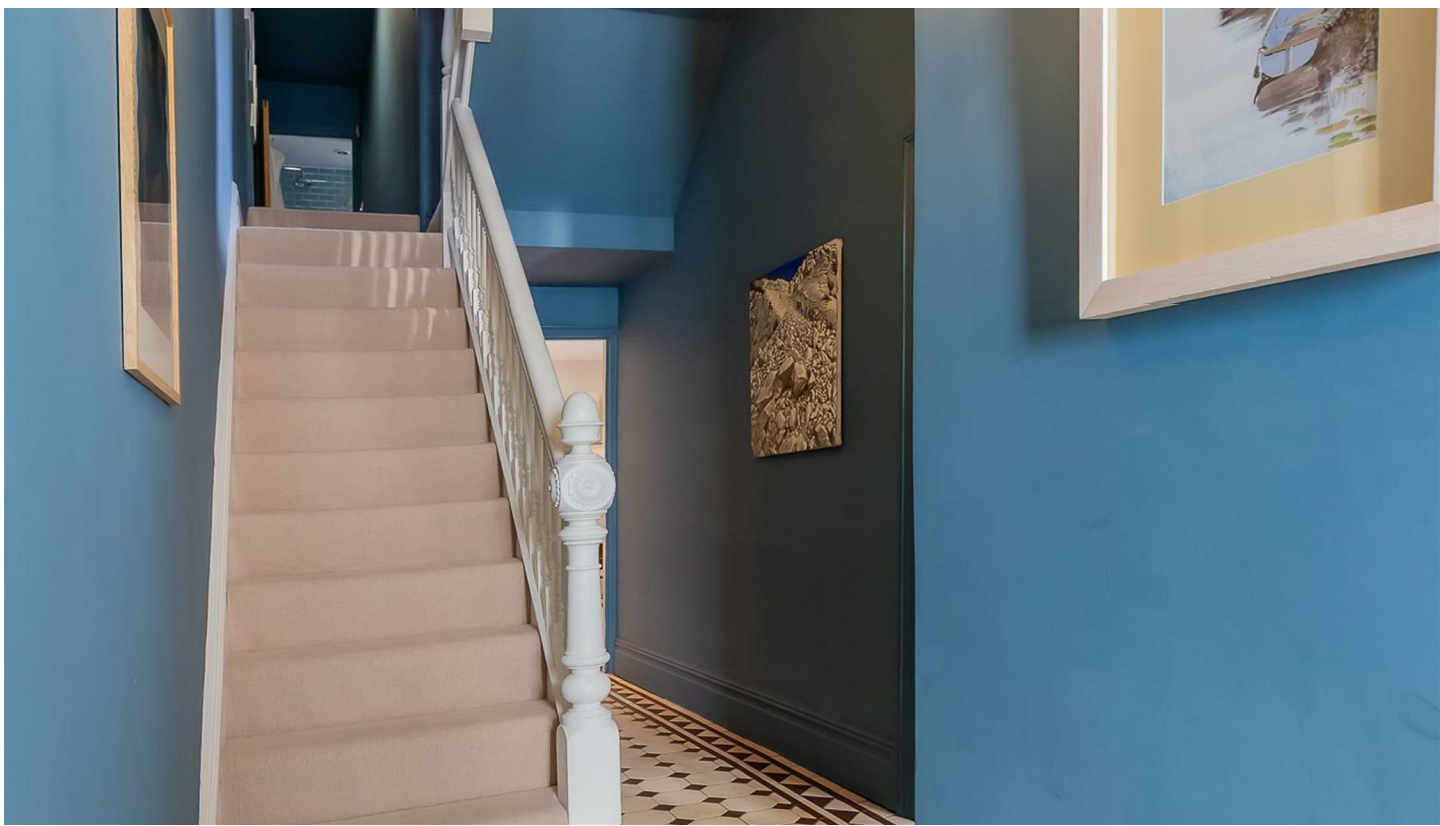
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Hallway	EPC
Lounge 13 x 12'6 (3.96m x 3.81m)	Rating
Sitting Room 11 x 12'2 (3.35m x 3.71m)	School Catchment
Dining Room 16'5 x 9'2 (5.00m x 2.79m)	My English medium primary catchment area is Severn Primary School
Kitchen 10'4 x 12'11 (3.15m x 3.69m)	My English medium secondary catchment area is Fitzalan High School
Landing	My Welsh medium primary catchment area is Ysgol Gymraeg Pwll Coch
Bedroom 1 17'1 x 12'3 (5.21m x 3.73m)	My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf
Bedroom 2 11 x 11'11 (3.35m x 3.63m)	Tenure
Bedroom 3 7'6 x 14'4 (2.29m x 4.37m)	Freehold. This is to be confirmed by your legal representative.
Bedroom 4 12'10 x 13'4 (3.91m x 4.06m)	
Garden	
Council Tax	
Band F	





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(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	

