



41 Kings Road, Pontcanna, Cardiff, CF11 9DA

£445,000 Freehold

pa black



41 Kings Road, Pontcanna, Cardiff, CF11 9DA

A large gable fronted mid terrace three storey period house, built circa 1900, the front inset with a wide two storey splayed bay, all beneath a modern slate roof replaced circa 2009.

This impressive property provides two great alternatives, either a marvellous investment opportunity or a large and impressive family home.

The property is located in Pontcanna, a popular private residential suburb, just a short distance from both Cardiff City Centre and Canton, and currently is converted into two self-contained two bedroom and three bedrooms flats, both separately rated as such, and both with separate service connections.

As a family home the property would require to be converted back from its existing design, but would provide a super-sized property with generous rooms and multiple facilities, formally being a charming five bedroom family house with three reception rooms and a delightful walled good sized rear garden.

Currently the property includes two separate heating gas boilers, part PVC double glazing, fitted smoke alarms, modern consumer units (circa 2013 and 2017), fire doors and a three storey fire escape.

The property currently comprises an entrance porch, a communal entrance hall, a ground floor flat with two double size bedrooms, a living room, a kitchen and a bathroom, whilst the first and second floor comprises a large (16'4 x 14'3) lounge, a kitchen, a bathroom and three double sized bedrooms.

A great purchase for a landlord or a family. No chain, must be seen!

Pontcanna

This impressive home occupies a convenient position within walking distance to the busy Chic shopping precinct of Pontcanna with its many exclusive bars, pubs, restaurants and cafes.

Also close by are Llandaff Playing Fields, Sophia Gardens Cardiff with its cricket stadium, and located in Sophia Gardens on the River Taff. It is home to Glamorgan County Cricket Club and is listed as an international Test cricket venue. Llandaff Fields is a large parkland spanning parts of central and northern Cardiff, Wales. The park is owned by Cardiff Council and managed by its Parks department.

The parkland is highly visible and accessed from local communities. The parkland is lined with avenues of trees and large grassed areas.

The park is also used for sporting events. Pontcanna is an area of wide tree-lined streets and large houses. It is a relatively wealthy area with numerous cafes and independent retailers centred on Pontcanna Street and Cathedral Road.

There is both a large English-born population (roughly 25%) and a smaller Welsh-speaking population (roughly 20%).

The area was formerly home to the television studios of TWW, Teledu Cymru, HTV and S4C's headquarters; the BBC's Broadcasting House is still nearby in Llandaff.





Ground Floor

Entrance Porch

Approached via a front entrance door, original tiled threshold, high cornice ceiling.

Entrance Hall

Approached via a part panelled entrance door (fired door), with upper light window, high cornice ceiling, dado rail, meter cupboard finished in stripped pine panelled doors with matching surround.

Ground Floor Flat

Inner Hallway

Approached via an internal independent door (fire door), with an inner hallway providing access to both bedrooms and the breakfast room, access to an under stair storage cupboard.

Living Room

12' 4" x 9' 7" (3.76m x 2.92m)

With a PVC double glazed window with a side garden aspect, radiator, and tongue and groove recess with wall cupboard.



Kitchen

10' 10" x 8' 2" (3.30m x 2.49m)

Fitted along two sides with a range of modern units beneath round nosed laminate work surfaces incorporating a stainless steel sink with chrome mixer taps and drainer, gas cooker point, radiator, ceramic tiled floor, PVC double glazed window to side, access to outer hall.

Outer Hall

Continued ceramic tiled floor, PVC double glazed part panelled door leading on to the rear gardens.

Bathroom

Modern white suite with walls part ceramic tiled comprising panel bath with chrome taps, Triton shower unit, pedestal wash hand basin with ceramic tiled splashback, W.C., mounted Worcester 24i combi gas fired central heating boiler, PVC double glazed obscure glass window to rear.

Front Bedroom One

14' into a bay narrowing to 12' "x 13' (4.27m into a bay narrowing to 3.66m x 3.96m)

Wood flooring, bay window with timber casement windows with outlooks on to Kings Road, high cornice ceiling, radiator, two alcoves.



Bedroom Two

12' x 10' 4" (3.66m x 3.15m)

Plus two stripped pine full height alcove wall dressers each with glass fronted doors providing additional storage depth, high ceiling, picture rail, radiator, PVC double glazed window to rear.

First Floor Flat

Independent Entrance Staircase

Approached via an independent entrance door from the ground floor hall leading to a carpeted single flight staircase with half landing leading to a spindle balustrade main landing. Radiator.

Front Lounge

16' 4" x 14' 3" into a bay narrowing to 12' (4.98m x 4.34m into a bay narrowing to 3.66m) With two full height original stripped pine panel fronted alcove wardrobes, wide bay with timber casement windows with outlooks on to Kings Road, further timber casement window to front, coved ceiling, picture rail, fire door to landing.



Kitchen

7' 10" x 9' 6" (2.39m x 2.90m)

Fitted along two sides with floor and eye level units in white with round nosed laminate work surfaces incorporating a stainless steel sink with chrome mixer taps and drainer, integrated Hygena four ring gas hob in white with matching Hygena fan assisted electric oven, fitted extractor hood, PVC double glazed window to side, eye level display cabinets, radiator.

Bedroom One

12' 1" x 10' 3" (3.68m x 3.12m)

Plus two alcove stripped pine panel fronted wardrobes, fire surround, PVC double glazed window to rear with pine sill, pine skirting boards, radiator, fire door to landing, high coved ceiling.

Second Floor

Approached via a carpeted returning balustrade staircase with half landing and window to rear, original landing cupboard with stripped pine panel door.



Bedroom Two

17' 2" x 12' 8" maximum (5.23m x 3.86m maximum)

Timber casement window with outlooks on to Kings Road, velux double glazed window with blackout blind to front, alcove, radiator, fire door to second floor landing.

Bedroom Three

10' 4" x 9' 3" (3.15m x 2.82m)

Approached from the landing via a fire door, equipped with a radiator, plus a further deep recess 3' 8" x 4 ft leading to a fire window with access to a wrought iron fire escape that provides direct access to the rear gardens, velux double glazed window with blackout blind to front.

Bathroom

Approached from the kitchen on the first floor, comprising a white suite (Roca) with walls ceramic tiled, with panel bath with chrome hand grips, chrome taps, chrome shower fitment with waterfall fitment, separate hand fitment and clear glass shower screen, pedestal wash hand basin, W.C., stylish chrome towel rail/vertical radiator, wall mounted Worcester 24i gas fired central heating boiler, PVC double glazed tilt and turn window to rear.



Outside

Front Garden

Forecourted front garden chiefly paved inset with an original entrance path and enclosed on two sides by low brick built original boundary walls.

Rear Garden

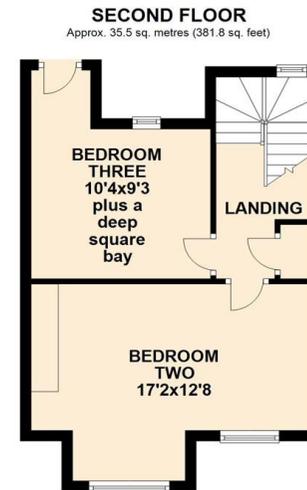
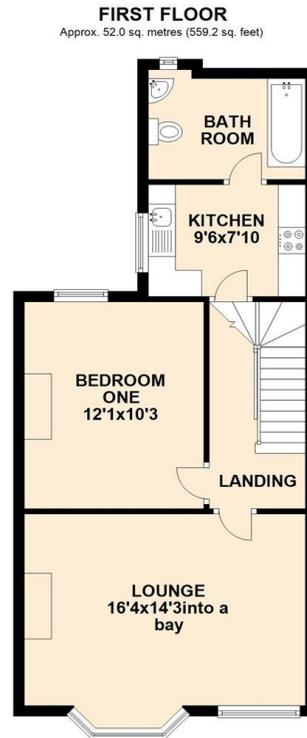
A delightful rear garden level and chiefly finished in stone landscaped with pretty borders of shrubs and plants, all enclosed by stone boundary walls along three sides, level and being of a reasonable size for the area.

Land Register

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly."







Total area: approx. 151.8 sq. metres (1633.4 sq. feet)

BRANCH ADDRESS: 170 Cowbridge Road East, Canton, Cardiff,41 CF11 9NE

EPC Rating: Awaited

Property Ref:CAN303079 - 0001



Note: While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. **Tenure:** We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

