

UNDER OFFER

Kings Road

Pontcanna, Cardiff, CF11 9DG

PONTCANNA, CARDIFF

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GUIDE PRICE

£700,000

4 BEDROOMS

1 BATHROOM

1 RECEPTION

1,560 SQ FT





A beautifully extended family home in the heart of Pontcanna.



RUBY LEDLEY
SALES VALUER · PONTCANNA



THE PROPERTY

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.

KEY FEATURES

FOUR DOUBLE BEDROOMS

LARGE GARDEN

OPEN PLAN KITCHEN DINER

PRIME LOCATION

IMMACULATELY PRESENTED

1560 SQFT





INSIDE



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.



ACCOMMODATION

LOUNGE	3.96m x 3.81m
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SITTING ROOM	3.35m x 3.71m
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DINING ROOM	5.00m x 2.79m
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KITCHEN	3.15m x 3.69m
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BEDROOM 1	5.21m x 3.73m
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BEDROOM 2	3.35m x 3.63m
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BEDROOM 3	2.29m x 4.37m
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BEDROOM 4	3.91m x 4.06m
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SCHOOL CATCHMENT

My English medium primary catchment area is Severn Primary School My English medium secondary catchment area is Fitzalan High School My Welsh medium primary catchment area is Ysgol Gymraeg Pwll Coch My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf

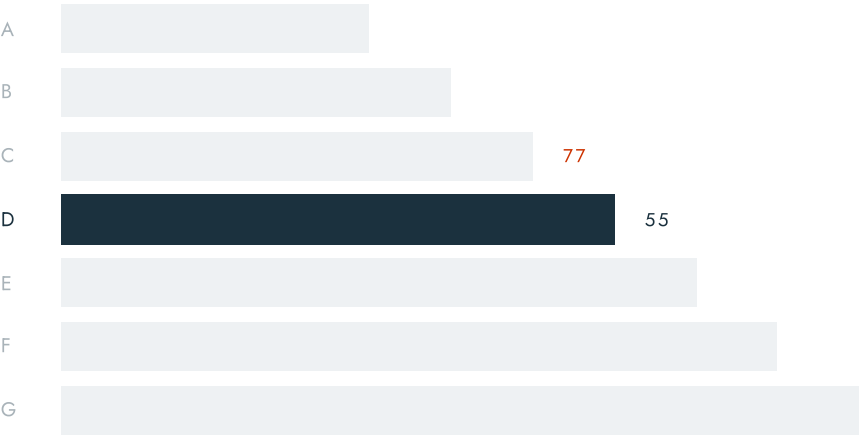
FLOORPLAN



Not to scale. Measurements are approximate and for illustration only.

Energy efficiency

Currently band D, with the potential to reach band C.



Rating 55 · potential 77. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE
INTERNAL AREA	1,560 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND F · ABOUT £2,908 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	55 · POTENTIAL 77

COME AND SEE IT

Arrange a viewing

*Our Pontcanna team can arrange a private viewing,
usually within days – call 029 2049 9680.*



Ruby Ledley

SALES VALUER

PONTCANNA BRANCH

029 2049 9680

223–225 CATHEDRAL ROAD, PONTCANNA, CARDIFF,
CF11 9PP



SCAN TO SEE WHAT'S
NEAR YOU

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 223–225 Cathedral Road, Pontcanna, Cardiff, CF11 9PP. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyyross.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU