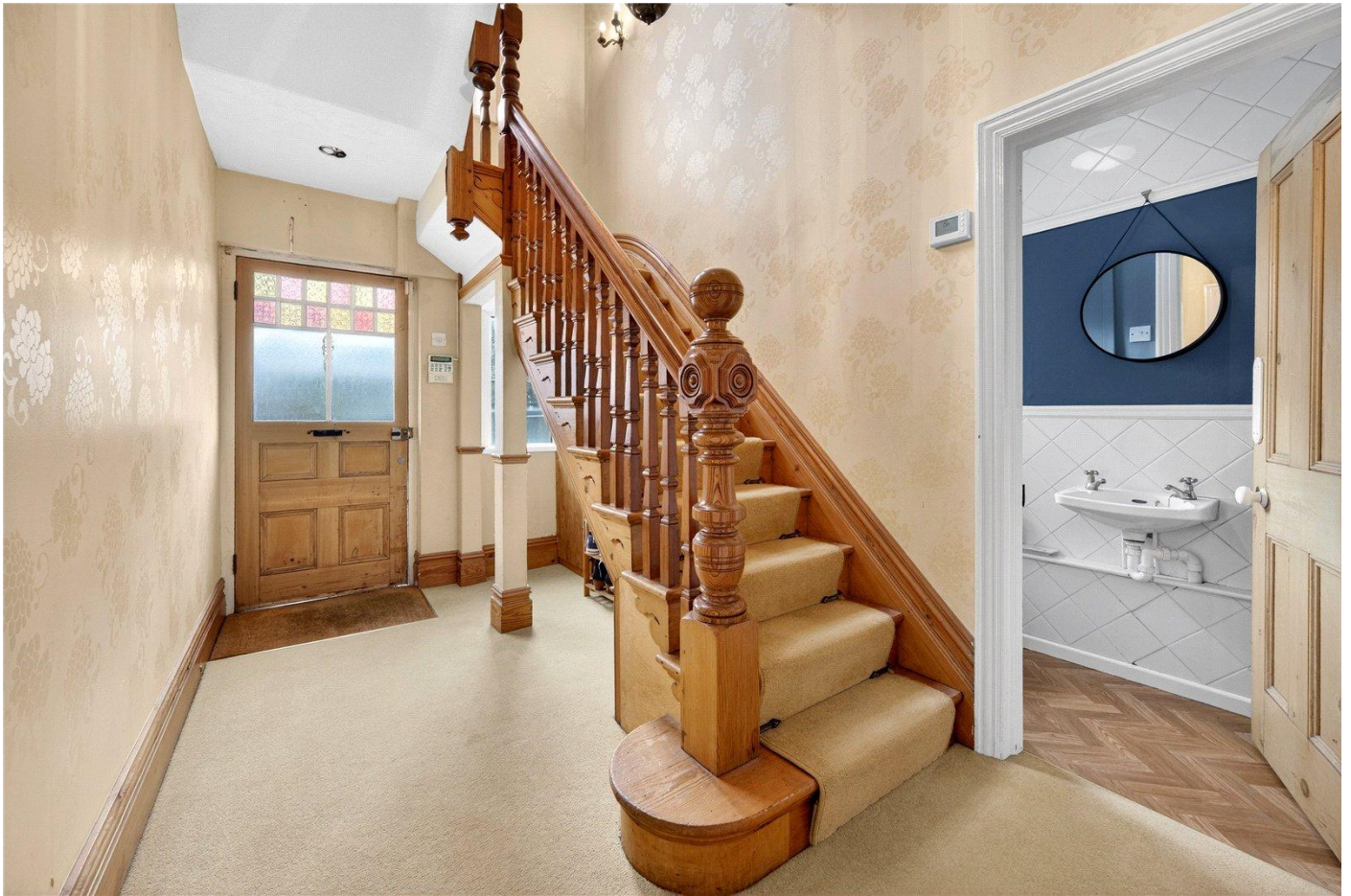


# Chambers

Estate Agents



1 Kingsland Road, Whitchurch, Cardiff, South Glamorgan, CF14 2EJ  
Guide Price £725,000



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South Glamorgan, CF14 2EJ  
Guide Price £725,000

Chambers Estate Agents are delighted to offer this striking Edwardian residence on sought-after Kingsland Road, Whitchurch. Boasting four bedrooms, elegant reception rooms and a fitted kitchen/diner, the home also benefits from west-facing gardens and off-road parking. Excellent schools, rail links from Llandaff North and easy access to the A470 and M4.



4 Bedrooms



1 Bathrooms



2 Receptions





Chambers Estate Agents are delighted to be instructed to present this striking Edwardian residence, enviably positioned along the ever-desirable Kingsland Road in the heart of Whitchurch. Rich in period character and timeless architectural appeal, the property offers beautifully proportioned accommodation arranged over two floors, perfectly suited to modern family living while retaining the elegance synonymous with homes of this era.

The accommodation is both generous and versatile, briefly comprising an inviting entrance porch leading to a welcoming reception hall, cloakroom/WC, a refined living room with an abundance of natural light, a separate dining room ideal for formal entertaining, and a fitted kitchen/diner forming the true heart of the home. A practical utility room completes the ground floor. To the first floor are four well-appointed bedrooms and a family bathroom, each space enjoying pleasing proportions and an attractive outlook.

Externally, the property benefits from off-road parking and low-maintenance west-facing gardens,

Tenure: Freehold  
Council Tax Band: G

EPC: To be confirmed  
Total area (approx.): 0 sq ft



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GROSS INTERNAL AREA  
TOTAL: 1491 sq ft  
GROUND FLOOR: 770 sq ft, FIRST FLOOR: 721 sq ft  
EXCLUDED AREAS: PORCH: 22 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



[chambersestateagents.co.uk](http://chambersestateagents.co.uk)

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