



CONWAY ROAD
PONTCANNA
CARDIFF CF11 9NT

OFFERS IN EXCESS OF
£200,000



TOP FLOOR APARTMENT



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CHAIN FREE* *TWO BEDROOM, TOP FLOOR APARTMENT IN THE HEART OF PONTCANNA MGY are delighted to bring to market this two-bedroom, top floor apartment located on the much favoured Conway Road in Pontcanna. The accommodation briefly comprises entrance hallway, lounge, kitchen, two bedrooms - one with ensuite shower room, and bathroom. The property further benefits from gas central heating and double glazing throughout and is sold chain free. ***Viewing recommended***

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 861 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from communal hallway. Split level. Carpet to floor. Spotlights. Wall mounted video entry system. Doors to all rooms. Storage cupboard. Skylight.

LOUNGE

12' 7" x 13' 7" (3.85m x 4.16m)

Carpet to floor. Two double glazed window to front aspect overlooking the tree-lined street. Feature fireplace. Wall lighting. Radiator. Power points. TV and telephone point.

KITCHEN

6' 11" x 7' 10" (2.11m x 2.41m)

Vinyl flooring. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel 1.5 sink with mixer tap over and gas hob with extractor above and electric oven beneath. Tiled splashback. Spotlights. Extractor fan. Double glazed window to side aspect. Power points. Space for appliances such as washing machine and fridge/freezer.

BATHROOM

7' 5" x 6' 11" (2.27m x 2.12m)

Vinyl flooring. Partially tiled walls. Pedestal wash hand basin with hot and cold tap over. WC. Panelled bath with hot and cold tap over. Walk in shower cubicle with mains powered shower over. Spotlights. Obscure double-glazed window to rear aspect. Extractor fan.

BEDROOM ONE

12' 11" x 10' 2" (3.96m x 3.12m)

Carpet to floor. Three double glazed windows - two to rear aspect and one to side aspect. Pendant light fitting. Radiator. Power points.

BEDROOM TWO

12' 9" x 11' 6" (3.90m x 3.51m)

Carpet to floor. Pendant light fitting. Radiator. Power points. Double glazed window to rear aspect. Two built in storage cupboards. Door to: -

ENSUITE

Tiled flooring and tiled walls. Radiator. WC. Pedestal wash hand basin with hot and cold tap over. Walk in shower cubicle with mains powered shower head attachment over. Spotlights.

OUTSIDE

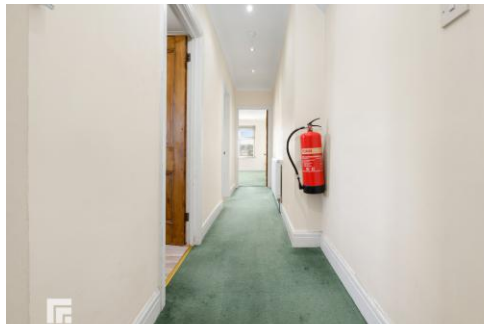
On road parking to the front.

TENURE

MGY are advised that the property is LEASEHOLD with a service charge of approx. £2,187.88 per annum. Ground rent is PEPPERCORN.

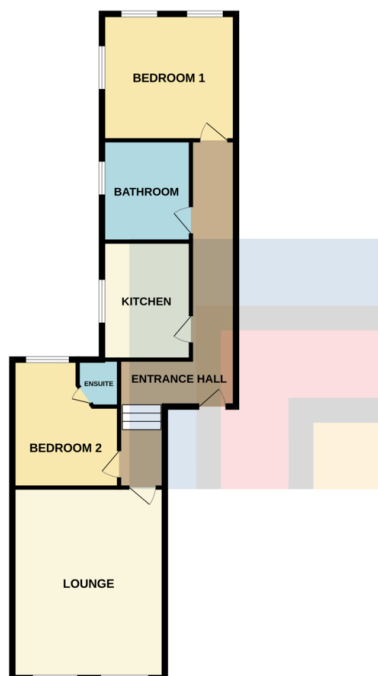


CONWAY ROAD, PONTCANNA, CARDIFF CF11 9NT



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TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

PONTCANNA 02920 397152

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