



Caernarvon Court Conway Road, Cardiff CF11 9NU

welcome to

Caernarvon Court Conway Road, Cardiff

An attractive top floor apartment with undercroft parking situated in the heart of Pontcanna with a spacious two double bedroom accommodation on Conway Road, only a short distance from Llandaff fields as well as all the restaurants, pubs, coffee shops and boutique shops in Pontcanna.



Communal Entrance Hallway

Security entry system, stairs to all floors, access to the private communal garden areas and door to top floor foyer.

Entrance Hall

Tiled flooring, ample storage cupboard and access to all rooms.

Living Room

17' x 11' (5.18m x 3.35m)

Woodblock flooring, wall mounted heater, Darkwood effect Upvc double glazed window overlooking the front aspect, opening into Kitchen/Diner.

Kitchen/Diner

14' 4" x 7' 2" (4.37m x 2.18m)

Tiled flooring, kitchen suite comprising a range of base units with matching wall cupboards over, sink & drainer, ceramic type hob with oven & grill under and extractor hood over, plumbing for washing machine, darkwood effect Upvc double glazed French doors opening onto the Juliet balcony.

Bedroom One

14' x 8' 7" (4.27m x 2.62m)

Fitted carpet, wall mounted heater, hardwood effect Upvc double glazed window overlooking the side aspect, single fitted wardrobe.

Bedroom Two

10' x 7' 9" (3.05m x 2.36m)

Fitted carpet, wall mounted heater, hardwood effect Upvc double glazed window overlooking the side aspect.

Bathroom

Tiled flooring, large glass fronted walk in shower area with electric shower over, pedestal wash hand basin & wc, mirror fronted vanity cabinet, storage cupboard

Outside

Secure undercroft car park with allocated parking for one car as well as limited visitor parking, beautifully maintained and secure communal gardens to the rear for all residents to use.



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welcome to

Caernarvon Court Conway Road, Cardiff

- Top Floor Apartment in The Heart Of Pontcanna.
- Juliet Balcony
- Open Plan Kitchen/Diner
- Two Double Bedrooms
- Secure Undercroft Parking

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£235,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP107609 - 0010

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