







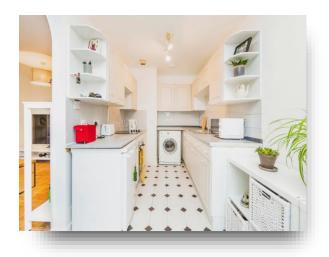
## welcome to

# **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 fover.

#### **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.





## 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

## view this property online allenandharris.co.uk/Property/CRP107609



Property Ref: CRP107609 - 0010 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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