



**Conway Road, Cardiff CF11 9NU**



**welcome to**

**Conway Road, Cardiff**

A beautifully presented ground floor apartment on the sought-after Conway Road in Pontcanna. Offering two double bedrooms, a stylish finish throughout, and a private rear garden, this home is perfectly located near local parks, cafes and amenities.



### **Entrance Hall**

12' 8" max x 2' 4" max ( 3.86m max x 0.71m max )  
Entrance to Kitchen, Bedroom two & Clutter cupboard, Understairs intercom

### **Lounge**

15' max x 11' 8" max ( 4.57m max x 3.56m max )  
Front bay window, sache double glazed, laminate flooring, gas radiator, plug sockets x 3, Broadband connection and Blocked fire place

### **Kitchen**

14' 8" max x 10' 3" max ( 4.47m max x 3.12m max )  
Stone tiled flooring, Sliding doors to rear garden, Kitchen island, Spot lights, Boiler, Gas hobs, One Radiator, Fridge & freezer, Oven, Microwave, Washer, Tumble dryer, Plugs x 3

### **Bedroom One**

12' 3" Max x 9' 8" Max ( 3.73m Max x 2.95m Max )  
Gas radiator, Curtain hanging space, 2 x Windows, One to rear of garden, Plug sockets x 2, Automatic lights.

### **Bedroom Two**

15' 4" Max x 10' 6" Max ( 4.67m Max x 3.20m Max )  
Double glazed window to rear, Plug sockets, Gas radiator

### **Bathroom**

5' 7" Max x 8' 3" Max ( 1.70m Max x 2.51m Max )  
Towel rail, hand wash basin, WC, Overhead shower, Bath tub, Tilled flooring, Extractor fan, Automatic lights

### **Front Garden**

Concrete front, Hedges for privacy, Bin stores, Slated pathway

### **Rear Garden**

Pergola, West facing garden, Slate flooring, Side planters, Steps to stone area and Access to rear lane



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welcome to

## Conway Road, Cardiff

- Immaculate Private garden
- Ground floor Apartment
- Recently renovated throughout
- Two double Bedrooms
- Share of Freehold

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRP107801 - 0013

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