







## welcome to

# **Conway Road, Cardiff**

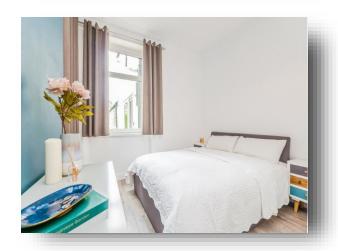
A beautifully presented ground floor apartment on the sought-after Conway Road in Pontcanna. Offering two double bedrooms, a stylish finish throughout, and a private rear garden, this home is perfectly located near local parks, cafes and amenities.













#### **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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# **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

## view this property online allenandharris.co.uk/Property/CRP107801



Property Ref: CRP107801 - 0013 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 guidance 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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