



Western Court Conway Road, Cardiff CF11 9NU

welcome to

Western Court Conway Road, Cardiff

Just a 30-minute walk to Cardiff City Centre with excellent transport links nearby. Set in the stunning Pontcanna, this spacious newly renovated two-bedroom apartment is perfect for comfortable retirement living.



Entrance Hall

Entrance door with peep-hole, IVT flooring, textured ceiling, an electric modern radiator , storage cupboard and airing cupboard housing a new ARISTON water heating system and shelving.

Lounge

18' 9" max x 9' 2" max (5.71m max x 2.79m max)
UPVC double glazed bay window to front aspect, textured ceiling, LVT flooring and a new modern electric radiator.

Kitchen

7' 2" max x 9' 2" max (2.18m max x 2.79m max)
Refitted kitchen comprising of a fitted wall, floor and display units with cream paneled doors and elongated brushed chrome handles, 'butchers block' effect roll edged work surfaces incorporating inset one and a half bowl stainless steel sink unit with single lever mixer tap. Built in halogen hob and stainless steel electric oven with concealed extractor hood. Space for fridge/freezer, extractor fan, textured ceiling, LVT flooring.

Bedroom One

12' 4" max x 8' 7" max (3.76m max x 2.62m max)
Upvc double glazed window to front aspect, carpeted floor, wall mounted slimline heater, textured ceiling and built in double wardrobe.

Bedroom Two

12' 7" max x 5' 7" max (3.84m max x 1.70m max)
Upvc double glazed window to front aspect, wall mounted slimline heater, carpeted floor and textured ceiling.

Shower Room

4' 7" max x 9' max (1.40m max x 2.74m max)
Walk in shower. Vanity wash hand basin above vanity unit. Low level w.c with concealed cistern in white. Heated towel rail, Shaver socket. Large mirror. Vents, LVT flooring and textured ceiling.

Front Garden

Communal gardens to front of property.



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Western Court Conway Road, Cardiff

- Newly renovated throughout
- Parking & Lift on site
- Bay Fronted
- Generously sized living room
- Two double bedrooms

Tenure: Leasehold EPC Rating: B

Council Tax Band: B 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.

offers in excess of

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP107864 - 0022

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 **allen & harris**



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