







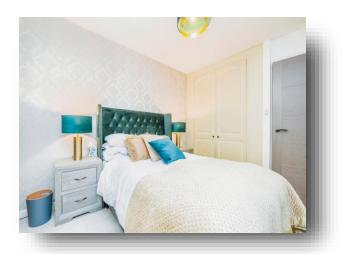


# welcome to

# **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 two-bedroom newly renovated 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: 1978.68

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

## view this property online allenandharris.co.uk/Property/CRP107864



Property Ref: CRP107864 - 0024 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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