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Homes House, Suite 9 & 10

253 Cowbridge Road West

Cardiff, CF5 5TD

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**MR HOMES**  
SALES & LETTINGS



Western Court, Conway Road  
Pontcanna, Cardiff  
CF11 9NU

Guide Price £95,000  
Leasehold (approx. 60 years remaining)



# Western Court, Conway Road, Pontcanna, Cardiff, CF11 9NU

- NO CHAIN
- RETIRED RESIDENTS ONLY OVER 55-YEARS-OLD
- RESIDENTS PARKING
- FIRST FLOOR 1-BED FLAT
- LIFT ACCESS
- COMMUNAL GARDENS
- COMMUNAL LAUNDRY
- NEW HOT WATER CYLINDER
- uPVC DOUBLE GLAZING
- LEASEHOLD



NO CHAIN - RETIRED PERSONS OVER 55-YEARS-OLD ONLY - LIFT ACCESS - 1-DOUBLE BED FIRST FLOOR FLAT - IDEALLY LOCATED WITH EASY ACCESS TO PONTCANNA'S PARKS SHOPS BARS CAFES RESTAURANTS AND GENERAL AMENITIES - EASY ACCESS INTO CARDIFF CITY CENTRE VIA PUBLIC TRANSPORT - SPACIOUS LOUNGE/DINING ROOM - KITCHEN - BATHROOM - FREE RESIDENTS PARKING - HEATING VIA ELECTRIC STORAGE HEATERS & HOT WATER SUPPLIED VIA NEW HOT WATER CYLINDER (INSTALLED 20/01/25) - uPVC D/G WINDOWS - TAI HOUSING WALES & WEST HOUSING ASSOCIATION – LEASEHOLD

**MR HOMES** are delighted to **Offer FOR SALE** this 1-Bedroom First Floor Flat with Lift Access. Western Court is a purpose built block of 28 self contained flats. Secure Communal Entrance, Lift & Staircase access to **First Floor** Landing. The flat briefly comprises: Entrance Hallway, 2 Storage Cupboards (one containing newly installed [January 2025] hot water cylinder), Living/Dining Room, Kitchen, Double Bedroom & Bathroom. Communal Gardens. **Car Park to rear** (spaces are unallocated, granted on a first come first served basis). uPVC Double Glazing Windows. The property is Leasehold with a **99-year lease commenced 9th January 1986**.

Tenure: Leasehold (~60 years remaining)

Ground Rent: £0 NIL

Service/Maintenance Charges: £200.72 per month

EPC Rating: C

Council Tax Band: B

Mains Electricity. Mains Water and Sewerage connected to Mains Drains.



### Outside Front

Mature trees; lawned area; pedestrian walkway paved with paving slabs leads to main entrance

### Main Entrance

Security front door with intercom system leads through to communal ground floor entrance with seating area and access to Laundry and Lift

### First Floor Landing

Accessed either via Lift or Stairs; Flat 9 is a very short walk from the Lift

### Entrance/Hallway

9' 7" MAX x 8' 3" MAX (2.92m x 2.51m)

Accessed via solid timber door with spy hole; underlay; CREDA storage heater; two storage cupboards, one containing recently installed hot water tank and slatted shelving; RCD Consumer Unit; access to all Rooms

### Bathroom

5' 11" x 5' 8" (1.80m x 1.73m)

Vinyl flooring; partly tiled walls; white suite comprising pedestal wash hand basin with separate hot and cold taps; WC; panelled bath with separate hot and cold water taps and TRITON Enlighten electric shower over; shower curtain rail; extractor fan

### Bedroom

12' 0" PLUS WARDROBES x 8' 7" (3.65m x 2.61m)

Vinyl flooring; electric radiator; in-built wardrobe; uPVC DG window to rear

### Living Room

16' 3" x 9' 4" (4.95m x 2.84m)

Vinyl/concrete screed flooring; CREDA storage heater; uPVC DG window to rear

### Kitchen

7' 4" x 6' 8" (2.23m x 2.03m)

Accessed from Living Room via solid timber door with glazed panels to side; vinyl flooring; matching kitchen units with worktops over and tiled splash backs; stainless steel sink with draining board and separate hot and cold water taps; space for free-standing cooker; space for under counter fridge; Dimplex extractor fan; uPVC DG window to side

### Communal Laundry

### Communal Gardens

### Car Park to Rear



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**Approximate total area: 587.05 ft<sup>2</sup> / 54.54 m<sup>2</sup>**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.

This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

## **CARDIFF & THE VALE**

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To submit your offer, please visit:  
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