

*Hern and Crabtree*

# Western Court

| Conway Road | Cardiff | CF11 9NU

# WESTERN COURT

Guide Price £95,000

Ground floor apartment in the sought after retirement development Western Court in Pontcanna. Situated on the desirable, tree lined Conway Road, Western Court is within walking distance to the shops, bistros and deli's of Pontcanna and within easy access of local transport routes and Cardiff City Centre.

The accommodation comprises: Hall, open plan living/dining room, kitchen, the bedroom and a bathroom. Externally there are communal gardens and parking.

Offered for sale with no onward chain, this is a great property for someone looking to downsize.

Viewings of the property come highly recommended!



## Communal entrance

Security entrance to the communal entrance with access to the residents lounge, gardens, launderette & lift to all floors. This apartment is situated on the ground floor.

## Inner hall

Storage cupboard. Airing cupboard. Electric heater. Doors give access to the lounge and in turn the kitchen, shower room and bedroom.

## Lounge/ dining room

9'3" x 16'4"

Double glazed windows to the rear elevation. Textured ceiling. Smoke detector. Door to:

## Kitchen

6'7" x 7'3"

A range of matching wall and base units with wood effect doors and complementary work surfaces over. Stainless steel sink drainer unit. Space for cooker and space for fridge freezer. Double glazed window to the side elevation. Walls are part tiled.

## Bedroom

8'6" x 11'11"

Double glazed window to the rear elevation. Built in double wardrobe offering storage. Wall mounted electric heater. Textured ceiling.

## Shower room

5'6" x 4'11"

A three piece suite in white comprising: walk in shower cubicle with electric shower and folding screen, wash hand basin and WC. Walls are tiled. Extractor. Wall heater.

## Additional information

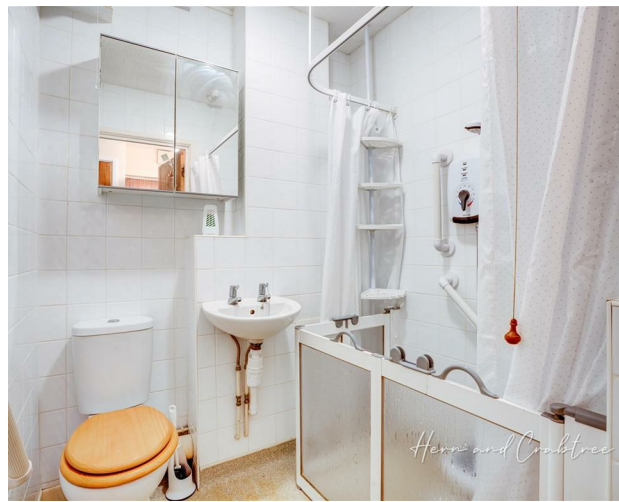
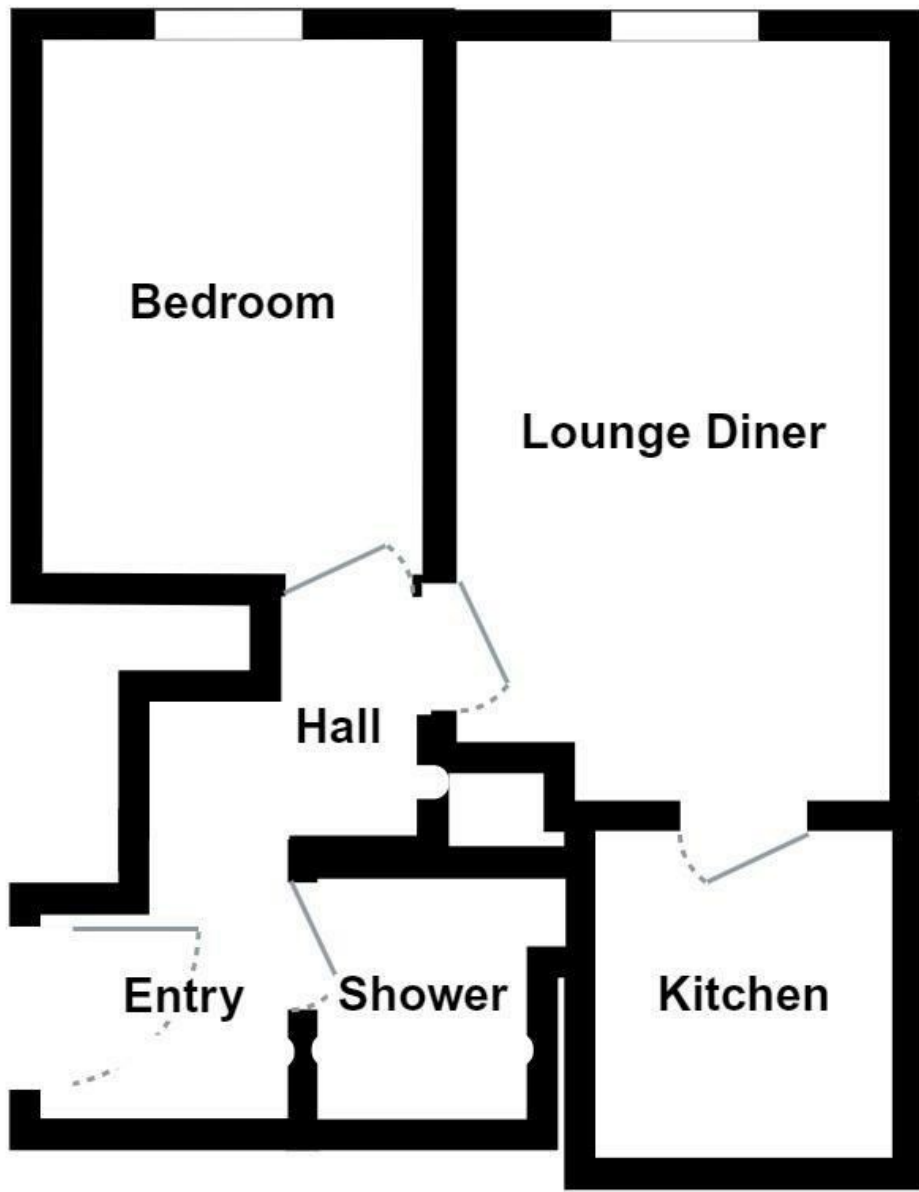
The property is leasehold. Service charge - Approx £153.04 each calendar month.

This includes all outdoor and communal maintenance and decorating, including all windows, window cleaning, laundry facilities, all communal lighting and heating, service warden, lift and maintenance, and all gardening and boundary walls. The lease will be approx 99 years upon completion. We advise you to check this with your legal representative.



Call Hern & Crabtree to arrange a viewing on **02920 228135**

<https://www.hern-crabtree.co.uk>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	



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<https://www.hern-crabtree.co.uk>



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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.