



Conway Road
| Pontcanna | CF11 9QN



CONWAY ROAD

Guide Price £500,000

This magnificent home is nestled away in a private courtyard discreetly located off leafy Conway Road. The exclusive Conway Mews development, consists of eight architecturally designed mews townhouses with handsome brick facades in-keeping with local architecture whilst adding a 'London-Mews' style twist.

Rarely available to the local market, this uber-stylish abode offers the highest level of specification including the 'Sigma 3' kitchen with granite worktops, 'NEFF' integrated appliances and 'Porcelanosa' bathroom suites, all of which are complemented by the stylish neutral decor and the generous floor-to-ceiling windows, tactically arranged to allow a continuous stream of warm, natural light flow through the property.

The ground floor accommodation comprises the welcoming entrance hall, living area with bi-folding doors to the rear, open plan to the stunning fitted kitchen/dining area, cloakroom and utility store cupboard.

To the first floor are two double bedrooms, both with built-in wardrobes, and the luxury-hotel standard fully-tiled bathroom suite.

The entire upper-floor is occupied with the 'Jewel in the Crown' of this stunning home, the master-bedroom which includes built-in mirrored wardrobe, full-width en-suite shower room and full-width terrace, screened via frosted opaque glass panels and the perfect place from which to sit with a morning coffee and admire the skyline of the neighbouring treetops & chimney pots.

Solar panel heated water, under-floor heating system on each level, private parking space and brick-built storage unit.

A unique opportunity to acquire a truly special home in this truly special neighbourhood,

For more information, please call Hern & Crabtree, Pontcanna.



Front

Storm porch. Off street parking. Brick-built storage unit.

Hall

Double glazed composite to the front elevation. Tiled flooring. Stairs rising up to the first floor.

Open Plan Kitchen/Diner/Living Room

9'1" max x 25'7" max

Open plan kitchen, diner and living room.

Kitchen area

Double glazed window to the front elevation. The kitchen is laid with a selection of wall and base units with quartz worktops over. Induction hob with cooker hood over. Integrated Neff slide and hide oven. Integrated Neff microwave oven. Integrated fridge freezer. Grey resin one and a half bowl sink and drainer with mixer tap. Integrated full length dishwasher. Continuation of tiled flooring.

Dining/living area

Bi-folding doors leading to the rear garden. Multimedia points. Built in slim storage cupboard with electric fuse board and power point.

Utility Cupboard

Plumbing for washing machine. Power.

Cloakroom

Double glazed obscure window to the rear elevation. Wall hung W/C. Wall hung wash hand basin and vanity cupboard. Part tiled walls. Tiled flooring.

Landing

Wooden stairs rising up from the hall. Wooden handrail. Glass balustrade. Stairs rise up to the second floor. Tiled flooring.

Bedroom Two

14'7" max 7'9" expanding to 12'0" max

Double glazed window to the rear elevation with part obscure glazing. Continuation of tiled flooring. Built in wardrobe.

Bedroom Three

11'10" max x 8'2" max

Double glazed window to the front elevation. Continuation of tiled flooring. Built in wardrobe. Airing cupboard with hot water tank and boiler.

Bathroom

7'0" max x 5'6" max

Wall hung W/C. Wall hung wash hand basin and vanity cupboard. Bath with plumbed shower over and rainfall shower head. Glass splash-back screen. Tiled walls. Tiled flooring. Shaver point. Extractor fan. Heated towel rail.

Second Floor Landing

Wooden stairs rising up from the first floor landing. Wooden handrail. Glass balustrade. Tiled flooring.

Bedroom One

11'1" max x 12'7" max

Double glazed sliding doors leading to the sitting balcony. Continuation of tiled flooring. Fitted wardrobe.

En Suite

14'3" max x 5'6" max

Double glazed window to the front elevation. Wall hung W/C. Wall hung twin wash hand basin and vanity cupboard. Shower quadrant with plumbed shower over and rainfall shower head. Glass splash-back screen. Bath with mixer tap. Tiled walls. Tiled flooring. Shaver point. Extractor fan. Heated towel rail.

Sitting Balcony

Glass balustrade. Paving and stone chippings.

Garden

Enclosed rear garden. Landscaped with stone patio and astro turf lawn. Timber fencing. Outside power point. Outside cold water tap. Outside light. Raised flower borders.

Electric car charging point to the front.

Additional Information

Underfloor heating throughout the property. Solar panels. Electric car charging point

Conway Mews Management

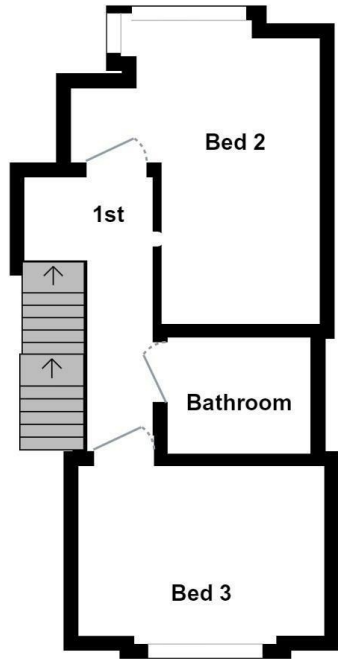
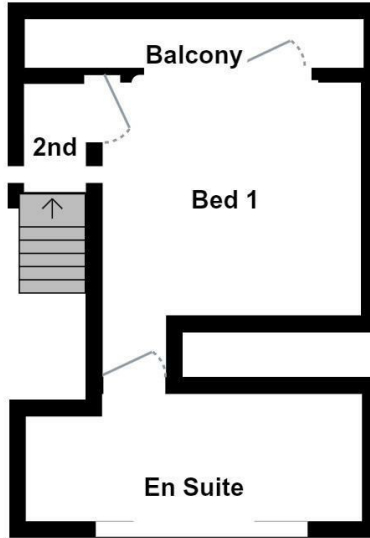
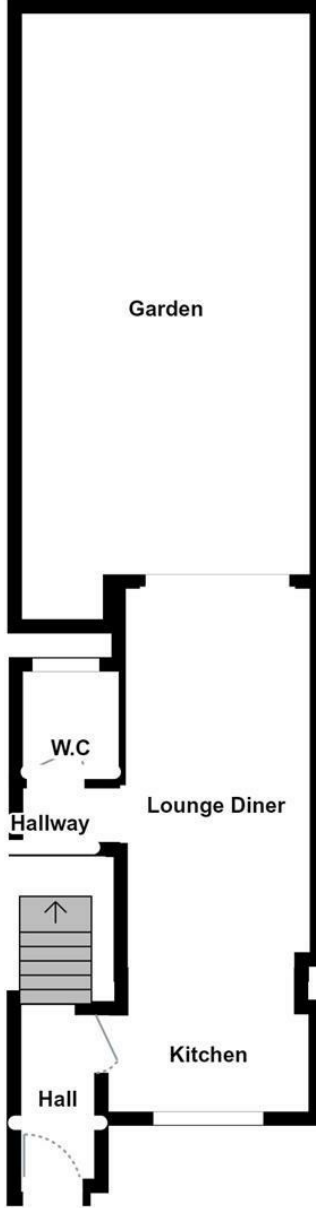
Future buyers will also become a stakeholder in the Conway Mews Management Company, this includes a monthly fee of £50 - which is varied on agreement of residents depending on the use of the fee. Normally this includes maintenance of the land or common work on all the houses, along with any needed legal expenses. The common land at the mews is managed by Seel & Co and three of the residents are directors of the Management Company of Conway Mews.

So if any work was needed on the access road then it would be a decision made by the residents and managed by Seel & Co. For example, the white line and street sign at the end of Conway Mews were facilitated by Conway Mews residents.



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) A | 89 | 89 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| | EU Directive 2002/91/EC | |



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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.