

Conway Road
| | Pontcanna | CF11 9NT



CONWAY ROAD

Guide Price £275,000



A rare opportunity to acquire a beautiful, ground floor apartment situated in the leafy Conway Road, Pontcanna.

Perfectly placed for easy walking distance to a plethora of attractive amenities including Pontcanna fields, Kings Yard market and bars, highly regarded restaurants, cafes and bakeries, this is a superb location for those who like to be out and about and part of a fantastic community.

The accommodation is presented to a lovely standard with stylish kitchen and bathroom suites, contemporary decoration throughout and with lovely traditional features.

The property is offered for sale with no onward chain and so could be a quick sale for the motivated buyer!

Communal Entrance

Leading into the ground floor flat.

Entrance Hall

Wood laminate flooring. Storage cupboard. Gas radiator. Communal entrance phone.

Living Room/Dining Room

14'9 max x 20'5 max

Double glazed PVC sash windows to the front elevation. Feature fireplace. Radiator. Cover ceiling. Ceiling rose.

Kitchen

11'8 max x 8'11 max
Double glazed window to the rear elevation. Walls and base units with worktops over. Four ring gas hob. Integrated oven with cooker good over. Space for fridge freezer. Integrated full length dishwasher. One and a half bowl ceramic sink and drainer. Plumbing for

washing machine.

Concealed gas combination boiler. Tiled splash back. Wood laminate flooring. Radiator. Glass block work.

Bedroom Two

7'6 max x 12'1 max
Double glazed window to the side elevation. Radiator. Built in wardrobes.

Bedroom One

10'7 max x 10'11 max
Double glazed window to the rear elevation. Radiator.

Bathroom

7'7 max x 6'7 max
Double glazed obscure window to the side elevation. Four piece suite comprising of: W/C, wash hand basin, recessed plumbed shower and freestanding claw feet bath. Extractor fan. Heated towel rail. Tiled flooring. Part tiled walls.

Communal Garden

Access via gate to the front of the property.

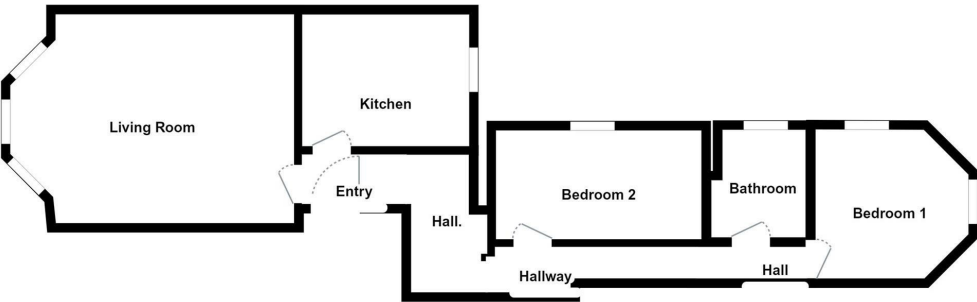
Lease information

Original 125 year lease - 2004 - now approx 106 years remaining
Ground rent £0
Service charge - 01/07/23 to 31/12/23 = £982. Budget for 2024 shows reduced charge of £894 per half year.



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		78
	61	
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.