

Conway Road

PONTCANNA, CF11 9NU

GUIDE PRICE £240,000

**Hern &
Crabtree**



Conway Road

A fantastic opportunity to acquire a spacious and bright two-bedroom top-floor apartment, ideally located in the heart of Pontcanna.

Recently refurbished and presented to a high standard, this charming property also comes with a share of the freehold. With no onward chain, it represents an excellent choice for first-time buyers, investors, or those seeking a convenient pied-à-terre.

The well-planned accommodation features a welcoming hallway, a spacious living room, a kitchen/diner with pleasant views, two double bedrooms, and a bathroom. Additionally, the property includes a private, secure undercroft parking space, as well as access to visitors' parking and the communal rear gardens.

Living in Pontcanna offers a unique blend of urban convenience and a relaxed, village-like atmosphere. Located just a short distance from Cardiff city center, it's an incredibly sought-after area, particularly for young professionals, families, and those who enjoy a vibrant yet peaceful environment. The area is well-served with a range of independent cafes, bars, and restaurants, making it a lively and enjoyable place to live. Kings Yard, a popular local hub, hosts a regular market and offers several small shops. The Chapter Arts Centre is a local cultural hotspot, offering a cinema, theatre, and a café, along with various community events. Pontcanna is also close to Llandaff Fields and Sophia Gardens, providing green space for walking, jogging, or outdoor activities. This makes it perfect for those who enjoy having nature close by without being far from the city.



696.00 sq ft

Hallway

Enter via a wooden door from the communal entrance. Telecom phone. Storage cupboard. Loft access hatch. Hallway has wood effect laminate flooring. Access to all rooms (with the kitchen / dining area accessed from the lounge).

Living Room

16'7" max x 11'3" max

A lovely bright reception room with double glazed window offering a lovely outlook onto Conway Road. Continuation of wood effect laminate flooring. Electric wall mounted fire. Archway between the living room and the kitchen creating an open plan living space.

Kitchen/Diner

6'9" max x 14'5" max

Double glazed French doors opening to a Juliette balcony overlooking Conway Road.

Modern wall and base units with wooden effect worktops over. Stainless steel one bowl sink and drainer with mixer tap. Integrated four ring electric stove with a stylish tiled splashback and cooker hood over. Space for base fridge and freezer. Plumbing for washing machine. Continuation of wood effect laminate flooring. Archway between the living room and the kitchen creating an open plan living space.

Bedroom One

14'2" max x 8'11" max

A good size double bedroom. Double glazed window. Fitted storage cupboard. Electric radiator. Power points.

Bedroom Two

9'10" max x 8'0" max

A second double bedroom. Double glazed window. Electric radiator. Power points.

Bathroom

A modern, well designed bathroom with a three

piece suite comprising: W/C, wash hand basin and bath with fitted electric shower over. Heated towel radiator. Extractor fan. Fitted storage cupboard housing hot water tank. Tiled walls. Tiled flooring.

Communal Areas

The property also benefits from communal gardens and allocated undercroft parking space.

Tenure

Leasehold. 125 year lease from 1992 with 92 years remaining. £0 ground rent. Service charge is £143.16 pcm (£1,592.51 annual service charge).

Additional Information

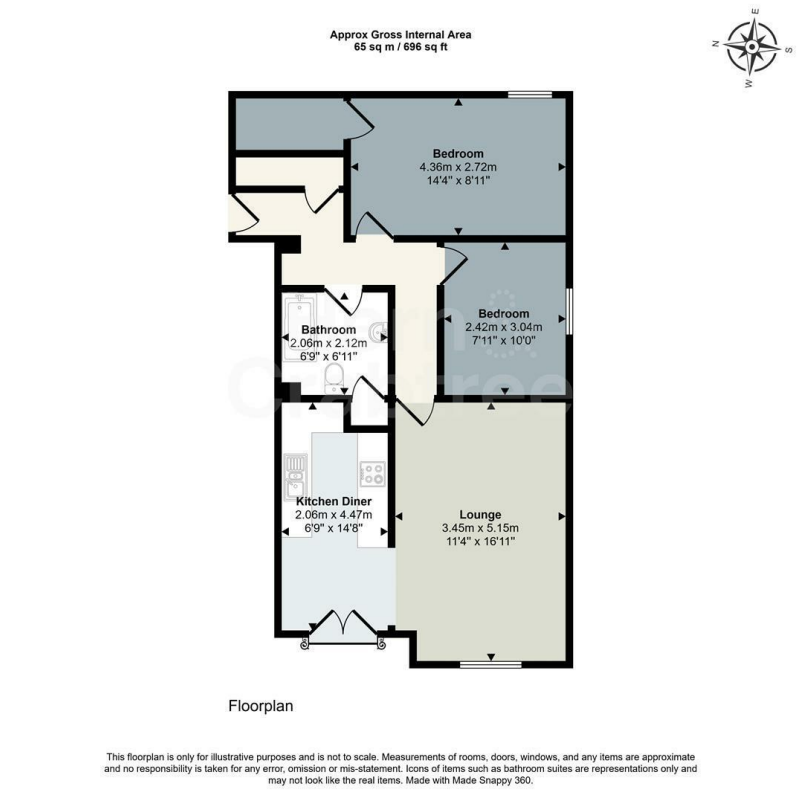
Council tax band E (Cardiff). EPC rating D.

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		61
(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

