



£110,000 Leasehold

Conway Road | Pontcanna | CF11 9NU

Hern &
Crabtree

An easily accessible, apartment in the highly 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, parks, 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 , a kitchen, a double bedroom with built in double wardrobe and a shower room.

Externally there are communal gardens and parking to the rear.

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. Lift access.

Inner Hall

The property is situated on the first floor. Two good size storage cupboards. Smoke detector. Textured ceiling. Fuse box. Doors give access to the lounge/ dining room, bedroom and shower room. Electric storage heater.

Lounge/ Dining Room 9'3" x 19'2"

A well presented reception room. Double glazed bay window to the front elevation. Electric storage heater. Door to the kitchen. Feature electric fireplace. Power points.

Kitchen 7'3" x 6'7"

Fitted with base units and a wall unit providing storage with complementary work surfaces over. Sink drainer unit. Space for cooker with electric points. Tiled splashbacks. Double glazed window to the side elevation. Laminate flooring. Textured ceiling.

Bedroom 12' x 8'7"

Double glazed window to the front elevation. Electric storage heater. Built in double wardrobe. Textured ceiling. Power points.

Shower Room 5'9" x 5'8"

A three piece suite in white comprising: Walk in shower with

electric power shower, wash hand basin and WC. Walls are part tiled. Laminate flooring. Extractor. Wall mounted heated towel rail. Textured ceiling.

Lease Information

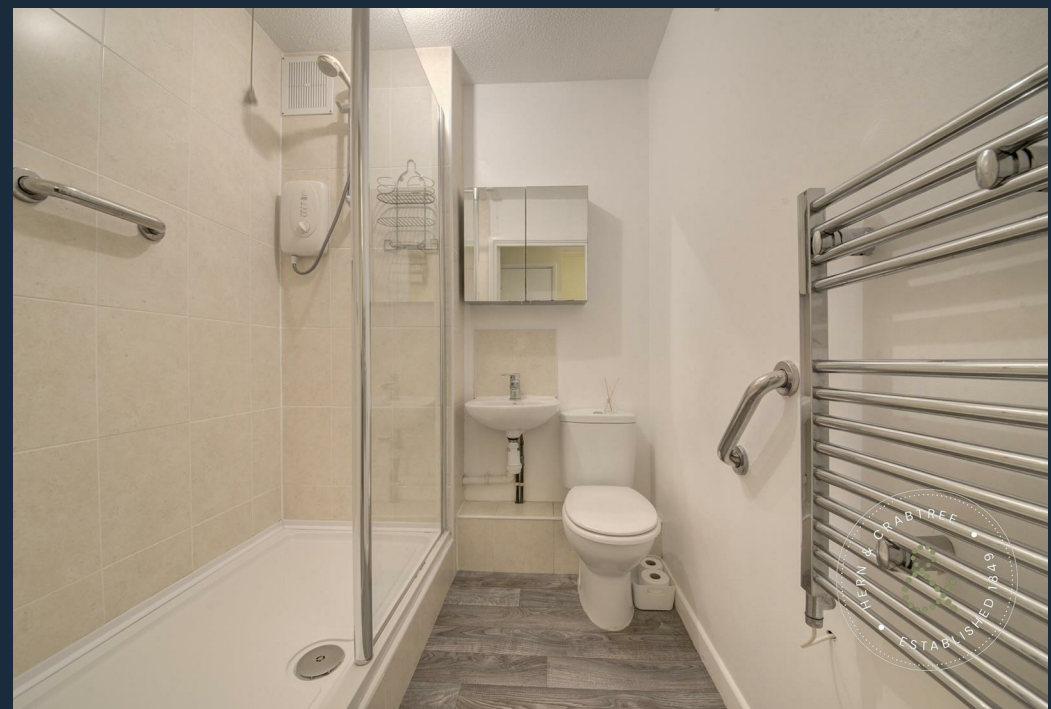
The property is leasehold. Service charge - Approx £200 per calendar month

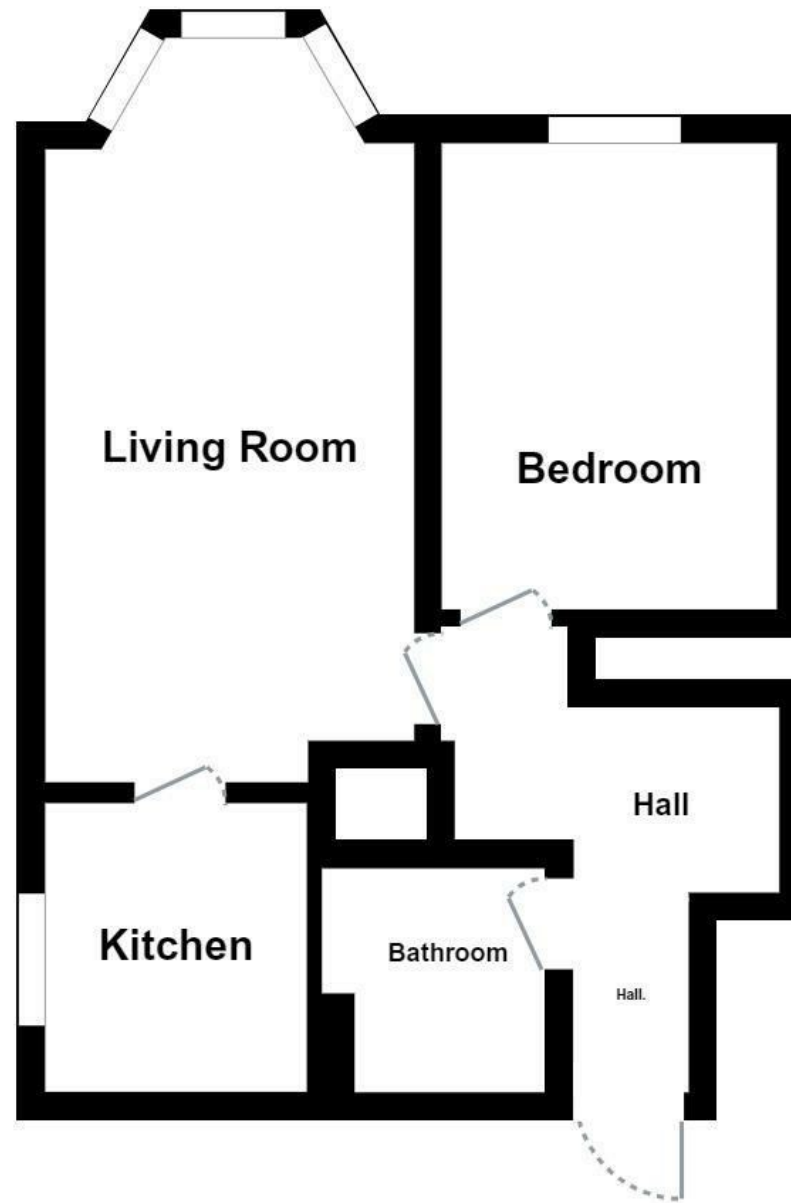
This includes all outdoor and communal maintenance and decorating, including all windows, window cleaning, laundry facilities, all communal lighting and heating, service warden, lift and maintenance, and all gardening and boundary walls. The lease will be approx 99 years

upon completion.

We advise you to check this with your legal representative.

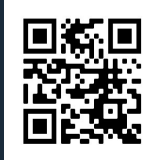






IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	83
(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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<https://www.hern-crabtree.co.uk>



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