

# Conway Road

PONTCANNA, CF11 9NU

**GUIDE PRICE £94,500**

**Hern &  
Crabtree**



# Conway Road

- Age exclusive apartment-

This charming ground-floor apartment in the desirable Western Court retirement development offers a rare opportunity to secure a peaceful yet connected lifestyle in one of Cardiff's most sought-after neighbourhoods.

Positioned just a short stroll from the independent boutiques, artisan coffee shops, and verdant green spaces that define Pontcanna, this well-maintained one-bedroom apartment is ideal for those seeking to downsize without compromise. Thoughtfully arranged and bathed in natural light, the accommodation briefly comprises a welcoming entrance hall, an open-plan living and dining area, a well-appointed kitchen, a generous double bedroom complete with built-in wardrobes, and a modern shower room.

Residents of Western Court benefit from beautifully kept communal gardens, off-road residents' parking to the rear, and a strong sense of community within this respected development.

Offered to the market with no onward chain.

With excellent public transport links and easy access to the A48 and M4, Pontcanna is ideally placed for those looking for a quieter pace of life, while staying well-connected to the heart of Cardiff and beyond.



# 418.00 sq ft

## Hallway

Enter from the communal hallway. Electric radiator. Fitted storage cupboard.

## Kitchen

6'10" max x 6'3" max

Base units with worktops over. Stainless steel one bowl sink and drainer. Integrated four ring electric hob. Integrated oven. Extractor fan. Electric heater. Space for base fridge. Part tiled walls. Vinyl flooring.

## Lounge

15'11" max x 9'1" max

Double glazed window. Electric radiator.

## Bedroom

11'11" max x 8'4" max

Double glazed window. Electric radiator. Fitted wardrobes.

## Shower Room

8'4" max x 5'6" max

W/C and wash hand basin. Shower quadrant with electric shower and glass sliding door. Part tiled walls. Vinyl flooring. Electric heater.

## Tenure

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.

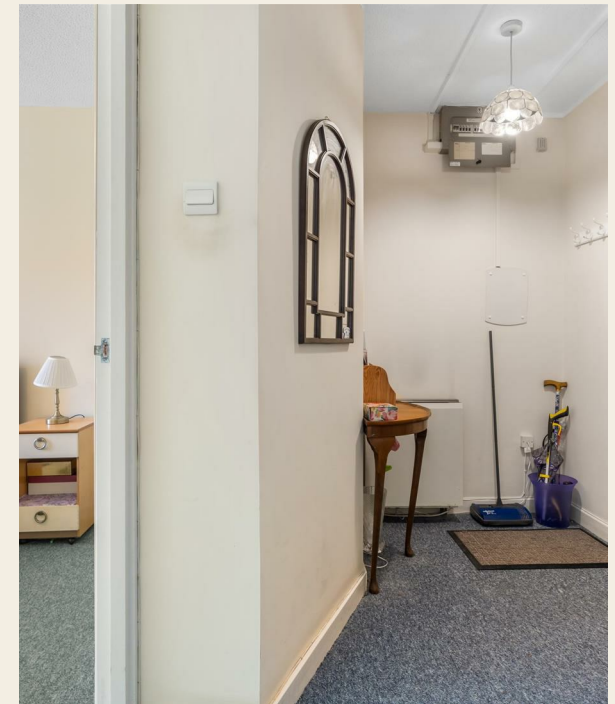
## Additional Information

Council Tax Band B (Cardiff). EPC rating C.

## Disclaimer

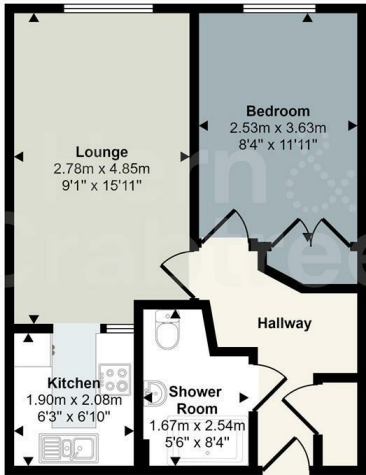
Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



# Good old-fashioned service with a modern way of thinking.

Approx Gross Internal Area  
39 sq m / 418 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| 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>                            | 78      | 80                      |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

