

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CONWAY ROAD
PONTCANNA

CONWAY ROAD

PONTCANNA, CF11 9NT - £190,000

A ground floor maisonette located on a popular road in Pontcanna. This property encompasses some 657 square foot of living accommodation and comprises of a living room, dining area, kitchen, inner hallway, bedroom and bathroom. The property is conveniently located close to Pontcanna Fields, Chapter Arts Centre and the shops, pubs and restaurants in Pontcanna. The property benefits from a communal garden where the entrance to the flat is located. Offered to the market with no onward chain.

1 bedroom(s) 1 bathroom(s) 657.00 sq ft

ENTRANCE

LIVING ROOM

4.90m x 3.89m (16'1" x 12'9")

DINING AREA

3.28m x 2.13m (10'9" x 7')

KITCHEN

3.10m x 3.07m (10'2" x 10'1")

INNER HALLWAY

BEDROOM

3.61m x 3.45m (11'10" x 11'4")

BATHROOM

2.36m x 1.98m (7'9" x 6'6")

COMMUNAL GARDEN

The property is accessed via the communal garden on the ground floor.

COUNCIL TAX

Band B

EPC

Rated D 68

TENURE

We have been advised by our seller client that the property is leasehold and the property had a 125 year lease from 1/9/2004 and that there is 106 years remaining.

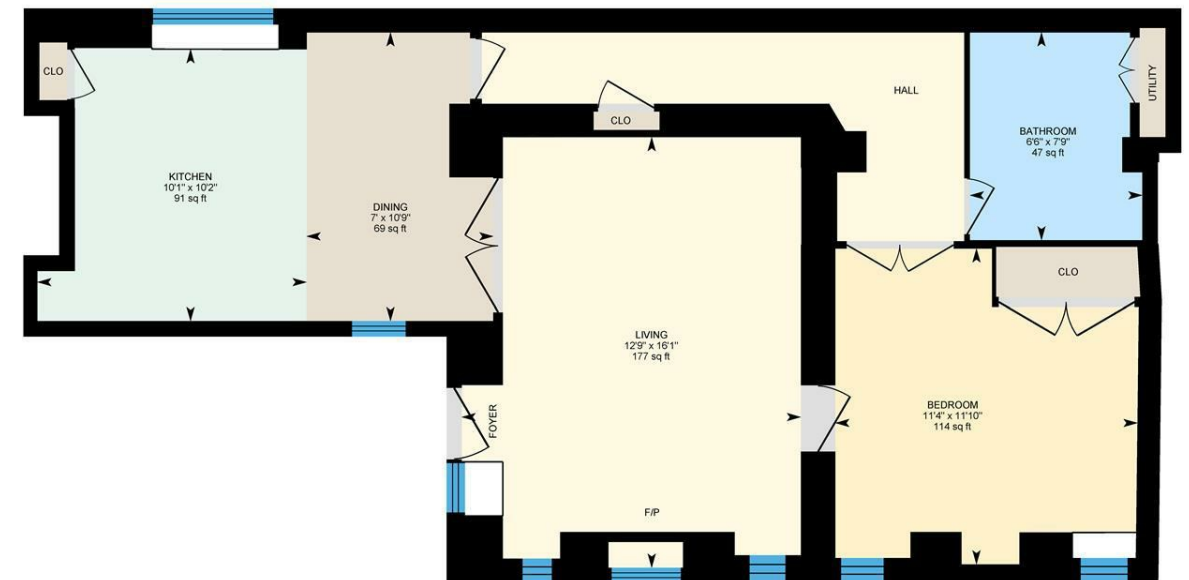


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	77
England & Wales	EU Directive 2002/91/EC	



Conway Rd, Pontcanna, CRF

Garden Flat Interior Area 657.66 sq ft



0 3 6 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

