



CONWAY ROAD


PONTCANNA







CONWAY ROAD

PONTCANNA, CF11 9NW - £630,000

 4 bedroom(s)

 2 bathroom(s)

 1638.37 sq ft

A beautifully presented 4 bedroom family home located in this tree-lined road in the heart of sought after Pontcanna with its many attractions.

Situated in such a desirable location, you'll find yourself within easy reach of local amenities, trendy cafes, fantastic local schools and beautiful parks, making it a perfect spot for families or those who enjoy a vibrant lifestyle.

This spacious house briefly comprises of entrance hall, lounge, an additional sitting room, open plan kitchen/diner family room, and downstairs bathroom. To the first floor is a well sized principal bedroom suite, plus three further bedrooms and a family bathroom. To the rear of the property is a shared gravelled court yard which is used as off road parking.

PROPERTY SPECIALIST

Mrs Ruby Ledley


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Valuer





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(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 	

















PORCH

HALLWAY

LOUNGE

3.86m x 4.22m (12'8 x 13'10)

LIVING ROOM

3.28m x 3.61m (10'9 x 11'10)

FAMILY ROOM

3.68m x 4.14m (12'1 x 13'7)

KITCHEN DINER

3.68m x 4.19m (12'1 x 13'9)

BATHROOM

1.57m x 2.39m (5'2 x 7'10)

LANDING

PRIMARY BEDROOM

5.59m x 4.29m (18'4 x 14'1)

BEDROOM 2

3.66m x 3.63m (12 x 11'11)

FAMILY BATHROOM

2.49m x 2.31m (8'2 x 7'7)

BEDROOM 3

2.72m x 2.24m (8'11 x 7'4)

BEDROOM 4

3.68m x 3.51m (12'1 x 11'6)



“ A spacious family home beautifully located in the heart of Pontcanna

Comments by Mrs Ruby Ledley ”

Conway Rd, Pontcanna, CRF

Main Building: Total Interior Area 1638.37 sq ft



Ground Floor



1st Floor



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.

www.jeffreyross.co.uk

Jeffrey Ross