

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

PENHILL ROAD

PONTCANNA



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PONTCANNA, CF11 9PR - £300,000

Welcome to Conway Court – a beautifully presented flat situated on Penhill Road in the highly desirable Pontcanna area of Cardiff. Set within a charming and vibrant neighbourhood, this spacious home offers the perfect combination of comfort, style, and location.

Boasting a generous 879 square feet of living space, the flat features two well-proportioned double bedrooms, making it an excellent choice for those seeking modern and comfortable living.

Step inside to discover a bright and spacious living room, flooded with natural light and offering a warm, welcoming atmosphere. One of the property’s most appealing features is the uninterrupted views over Llandaff Fields, visible from both the living room and the main bedroom – a truly rare and tranquil outlook in the heart of the city.

Both bedrooms offer ample space for furnishings and storage, and the property is offered chain free, providing a smooth and straightforward opportunity for buyers or renters alike.

Located in Pontcanna, one of Cardiff’s most sought-after neighbourhoods, you’ll enjoy tree-lined streets, independent cafes, boutique shops, and easy access to beautiful green spaces. This flat is more than just a home – it’s a gateway to a lifestyle defined by charm, convenience, and community.

 2 bedroom(s)

 1 bathroom(s)

 879.00 sq ft

COMMUNAL HALL
Entered via solid wood door from the side of the building. The entrance is for access to the first and second floor apartment. Tiled flooring.

HALLWAY
With access to living room, kitchen, bedroom one, bedroom two and bathroom. Open plan dining area within the hallway. Access to under-stairs cupboard.

LIVING ROOM
A beautiful room with original, refurbished sash windows overlooking Llandaff Fields. Carpeted floor and flat plastered ceilings and ornate cornice. Radiator.

KITCHEN
With views over Llandaff Fields from the luxury kitchen fitted with a range of shaker style base and eye level units with contrasting granite work surfaces and up-stands. Under-mount stainless steel sink with mixer tap over. Tiled splash-back. Integrated fridge, freezer and dishwasher. Original sash window.

DINING AREA/HALLWAY
Once used as a useful dining area with wood effect flooring and access to under-stairs storage cupboard currently housing tumble dryer.

BEDROOM ONE
A large double bedroom with a impressive original sash bay window and views to Llandaff Fields. The room benefits from a range of wardrobe and drawer storage with carpeted flooring, flat plastered walls and ceiling and ornate cornice. Radiator.

BEDROOM TWO
A second double bedroom currently used as study/guest room with original cast iron fireplace, original refurbished sash bay window and flat plastered walls and ceilings and cornice. Carpeted flooring and radiator.

BATHROOM
Fitted with a luxury Villroy & Boch suite comprising of double end bath with mixer tap, rain shower over with wall mounted thermostatic controls, wall hung wash hand basin with mixer tap and wall hung WC. Vanity shelf and mirror, cupboard shelving and towel radiator. Limestone tiled walls and floor. Original bay sash window and an original lead light window.

TO THE OUTSIDE
The apartment is accessed at the side of the building and there is a small terraced area at the top of the first floor stair access.

TENURE
We are advised the property has a 1/3 share of the freehold with a lease in place with approximately 990 years remaining.

SERVICE CHARGE
£130pa to cover all maintenance and insurance.

GROUND RENT
N/A

EPC

SCHOOL CATCHMENT
My English medium primary catchment area is Severn Primary School

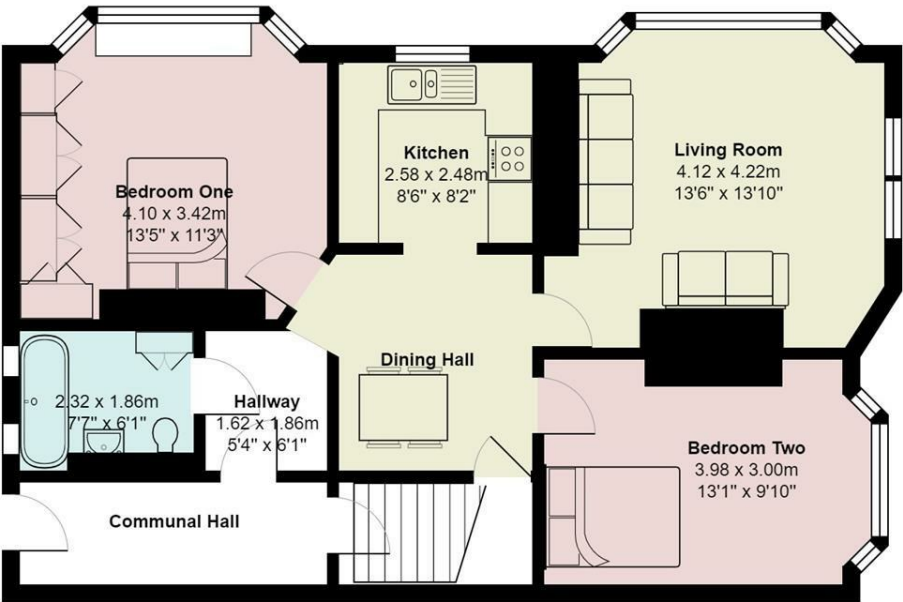
My English medium secondary catchment area is Fitzalan High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Pencae (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	81
(81-91) B		
(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 



Penhill Road
Total Area: 81.7 m² ... 879 ft² (incl communal Hall)
All measurements are approximate and for display purposes only