



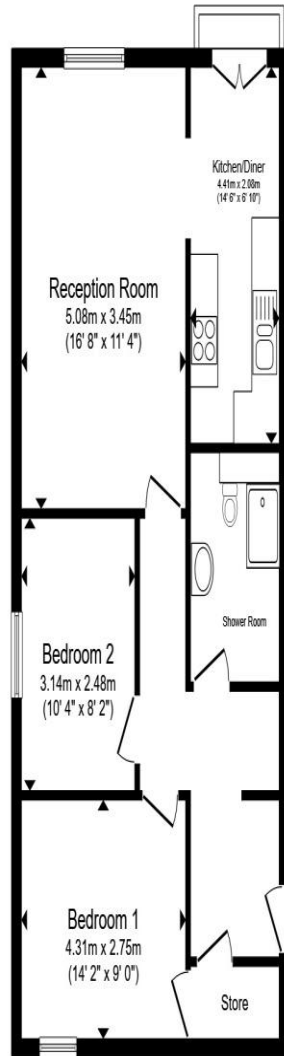
Caernarvon Court Conway Road, Cardiff CF11 9NU

welcome to

Caernarvon Court Conway Road, Cardiff

An attractive and well-presented two bedroom flat located in Caernarvon Court, Conway Road, featuring a modern and well-designed layout. The property benefits from allocated covered parking and offers bright, comfortable living space, complemented by a contemporary kitchen with integrated appliances





Total floor area 62.9 m² (677 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Hall

Reception Room

16' 8" Max x 11' 4" Max (5.08m Max x 3.45m Max)

Kitchen / Diner

14' 6" Max x 6' 10" Max (4.42m Max x 2.08m Max)

Bedroom One

14' 2" Max x 9' Max (4.32m Max x 2.74m Max)

Bedroom Two

10' 4" Max x 8' 2" Max (3.15m Max x 2.49m Max)

Shower Room

welcome to

Caernarvon Court Conway Road, Cardiff

- Immaculately presented two bedroom flat
- Attractive reception room with excellent natural light from front aspect window
- Contemporary kitchen/diner fitted with integrated appliances
- Two well-appointed bedrooms with ample space
- Designated covered parking space for added convenience

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 172.72

Ground Rent: Ask Agent

£250,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
CRP108191 - 0002



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