



**Caernarvon Court Conway Road, Cardiff CF11 9NU**

**welcome to**

**Caernarvon Court Conway Road, Cardiff**

Discover this stunning two-bedroom ground floor apartment in Pontcanna. With spacious bedrooms, a stylish kitchen, and a generous lounge/diner, it's perfect for entertaining. Enjoy the communal garden and undercroft parking. Located near shops, cafes, and Llandaff Fields. Schedule your viewing today



### **Communal Entrance**

Access to all floors and communal garden.

### **Entrance Hall**

16' 1" Max x 3' 5" max ( 4.90m Max x 1.04m max )

Access to all rooms and intercom system.

### **Lounge**

15' 2" max x 19' 8" max ( 4.62m max x 5.99m max )

Double glazed patio doors and double glazed window with views of communal garden, electric radiator, TV and Internet points, laminate wood flooring and space for dinning room table and chairs.

### **Storage Room**

2' 6" max x 2' 1" max ( 0.76m max x 0.64m max )

Additional storage cupboard.

### **Kitchen**

9' 7" max x 6' 4" max ( 2.92m max x 1.93m max )

Wall and base units, partially tiled walls, storage shelf, electric radiator, induction hob with extractor hood, oven, fridge freezer, dish washer, washing machine, sink and granite worktop.

### **Bedroom One**

11' 8" max x 11' 6" max ( 3.56m max x 3.51m max )

Electric radiator, carpet flooring, two double aspect double glazed windows to side.

### **Bedroom Two**

8' 9" max x 8' 7" max ( 2.67m max x 2.62m max )

Electric radiator, double glazed window to side.

### **Bathroom**

5' 6" max x 6' 8" max ( 1.68m max x 2.03m max )

Door to boiler/storage cupboard, fully tiled walls and flooring, heated towel rail, extractor fan, wc, wash hand basin, bath with shower head and mixer taps.



***view this property online*** [allenandharris.co.uk/Property/CRP107662](http://allenandharris.co.uk/Property/CRP107662)



welcome to

## Caernarvon Court Conway Road, Cardiff

- Two Bedroom Ground Floor Apartment
- Undercroft Parking
- Spacious Lounge / Diner
- Intercom System
- Communal Gardens

Tenure: Leasehold EPC Rating: D

Council Tax Band: Deleted Service Charge: 1592.51

Ground Rent: Ask Agent

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.

offers over

**£235,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/CRP107662](https://allenandharris.co.uk/Property/CRP107662)



Property Ref:  
CRP107662 - 0035

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 allen & harris



**029 2022 5700**



[Pontcanna@allenandharris.co.uk](mailto:Pontcanna@allenandharris.co.uk)



209 Cathedral Road, Pontcanna, CARDIFF,  
South Glamorgan, CF11 9PN



**[allenandharris.co.uk](https://allenandharris.co.uk)**