

Rowsby Court

PONTRENAU, CARDIFF, CF23 8FG

OFFERS IN EXCESS OF £165,000

**Hern &
Crabtree**



Rowsby Court

Situated within the sought-after Rowsby Court development in Pontprennau, this beautifully presented apartment offers an appealing combination of light-filled interiors, functional design, and contemporary living. Positioned on the second floor, it enjoys an elevated aspect and a tranquil outlook, making it an ideal choice for professionals, first-time buyers, or those seeking a low-maintenance home in a well-connected part of Cardiff.

The interiors are calm and neutral throughout, creating a versatile backdrop ready for personal touches. A spacious open-plan living and dining area connects seamlessly to a Juliet balcony, allowing natural light to flow through the home. Both bedrooms are generous doubles, complemented by a white bathroom suite and a well-equipped kitchen. The property also benefits from allocated parking and access to communal gardens.

Pontprennau is a popular residential area on the northern edge of Cardiff, appreciated for its balance of suburban peace and city accessibility. Local amenities include the Pontprennau Retail Park and Waitrose, along with nearby leisure facilities and green open spaces such as Pontprennau Community Park and the paths linking to Lisvane. Excellent transport links provide swift access to the M4, A48 and Cardiff Gate Business Park, while Cardiff city centre is easily reached by car or public transport. Well-regarded local schools and nearby healthcare facilities further enhance the area's family-friendly appeal, making this a convenient and desirable location to call home.



653.00 sq ft

Communal Entrance & Hallway

Accessed via a secure communal entrance, the building opens into a well-maintained hallway with stairs leading to the second floor. A private internal fire door leads into the flat's own hallway, where wood-effect lino adds warmth and continuity. Two built-in storage cupboards provide practical space, one housing the combination boiler.

Living & Dining Room

A bright and inviting open-plan living and dining area with a double-glazed window and patio doors opening onto a Juliet balcony. The lightwood-effect lino enhances the sense of space, while the room's layout comfortably accommodates both dining and lounging areas, ideal for everyday living or entertaining.

Kitchen

Set just off the main living area, the kitchen features a range of wall and base units with laminate work surfaces. There is an integrated electric oven and four-ring hob with a stainless-steel sink and drainer, tiled splashbacks, and space for a washing machine and fridge-freezer. A double-glazed window provides natural light and ventilation.

Bedroom One

A generous double bedroom with a double-glazed window to the side elevation, radiator, and built-in storage cupboard. Fitted carpets.

Bedroom Two

A further well-proportioned double bedroom with a double-glazed window to the side, radiator, and built-in cupboard. Fitted carpets.

Bathroom

Fitted with a white suite comprising a panelled bath with integrated shower, wash hand basin,

and WC. The room also benefits from a heated towel rail, tiled walls, and an obscure double-glazed window for privacy and natural light.

Exterior & Parking

The property includes an allocated parking space, with well-tended communal grounds surrounding the development, offering an attractive and peaceful setting.

Disclaimer

Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Tenure

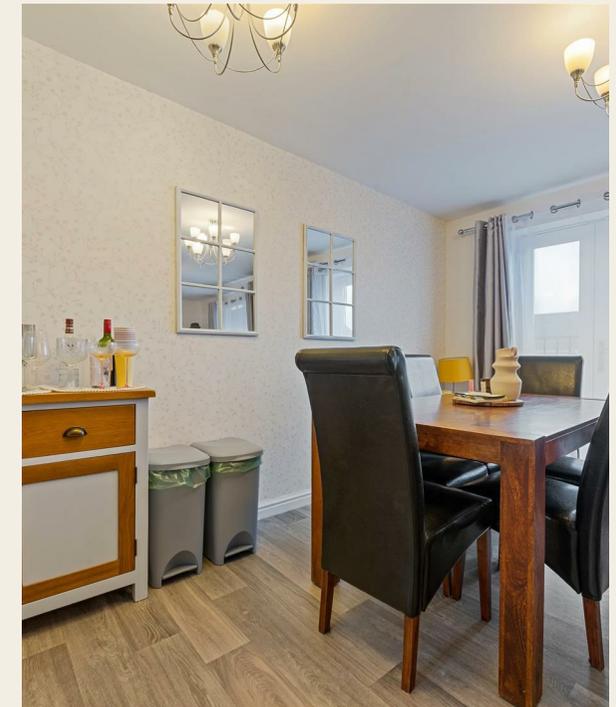
Tenure = Leasehold

Lease Length = 128 years remaining of a 150 year lease

Service & Maintenance Charges = £1600 per annum. Paid half yearly

Ground Rent = £150 per annum

Management Company = FirstPort



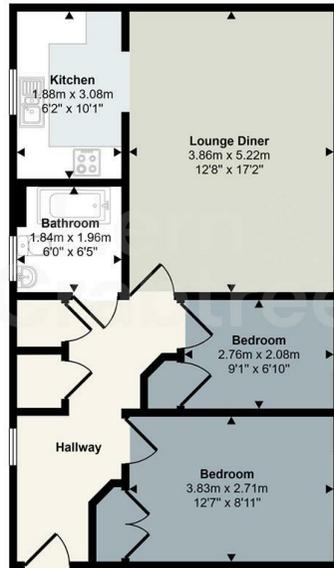
Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		74	
(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	



Approx Gross Internal Area
61 sq m / 653 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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