Conway Road

PONTCANNA

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CARDIFF VALE CAERPHILLY BRISTOL

A stylish home in the heart of Pontcanna.

Comments by Mrs Ruby Ledley

Property Specialist

Mrs Ruby Ledley

Valuer

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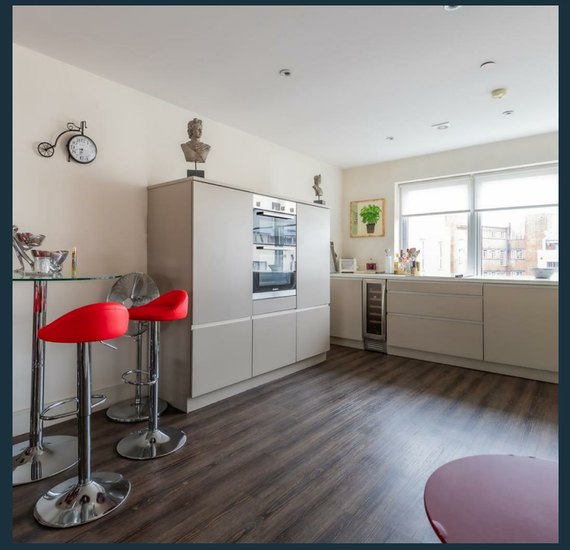
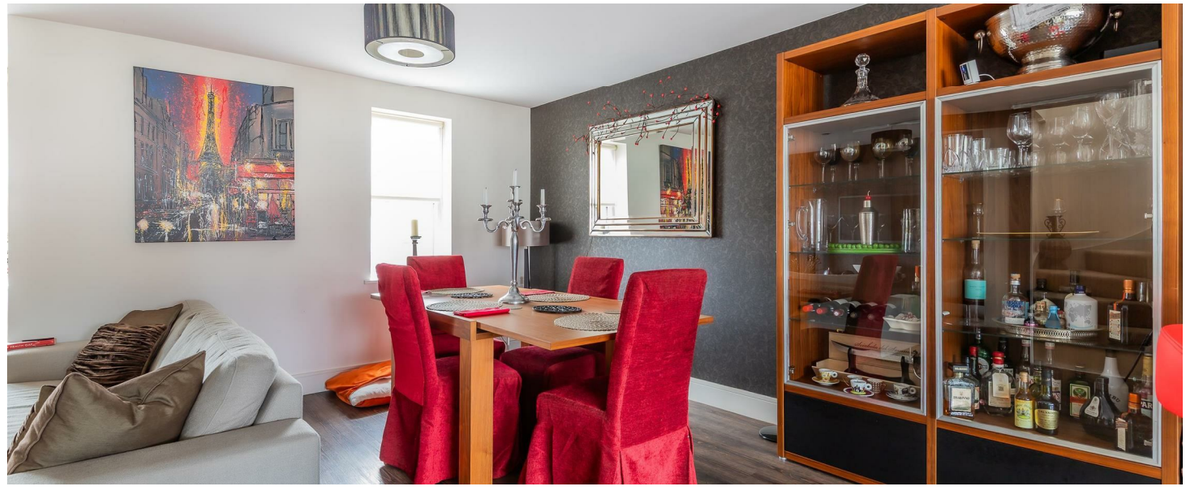
Comments by the Homeowner



The Gatehouse

Total Area: 1469 ft² ... 136.5 m²

All measurements are approximate and for display purposes only



Conway Road

Pontcanna, Cardiff, CF11 9NT

Guide Price

£600,000

4 Bedroom(s) | 3 Bathroom(s) | 1469.00 sq ft

Contact our

Pontcanna Branch

02920 499680

Situated in the sought-after area of Pontcanna, Cardiff, The Gatehouse on Conway Road offers a perfect blend of contemporary design and luxurious living. Spanning an impressive 1,469 square feet, this property boasts four spacious bedrooms and three well-appointed bathrooms, making it an ideal home for families or those looking for more space.

A stylish reception room sets the tone for the rest of the home. The open-plan layout enhances the sense of space and light, creating a welcoming atmosphere throughout. The modern kitchen is equipped with high-quality fixtures and fittings.

One of the standout features of this property is the stunning roof terrace, which provides breathtaking views of the surrounding area. This outdoor space is perfect for relaxing or hosting gatherings with friends and family, offering a private retreat in the heart of the city.

The townhouse is part of a prestigious development, ensuring that residents enjoy a high standard of living. Additionally, off-road parking for one vehicle adds to the convenience of urban living, allowing for easy access to the vibrant local amenities that Pontcanna has to offer.

With its contemporary design, ample living space, and prime location, this home is a rare find in Cardiff. It presents an excellent opportunity for those looking to invest in a modern home that combines comfort and style in a desirable neighbourhood.

Entrance

First Floor Landing

Bedroom One 19'1" x 11'7" (5.83m x 3.55m)

En-suite

Bedroom Two 15'3" x 12'9" (4.67m x 3.89m)

En-suite

Lounge 22'4" x 19'1" (6.81m x 5.83m)

Kitchen 14'5" x 11'10" (4.41m x 3.62m)

Bedroom Three 12'3" x 9'4" (3.74m x 2.85m)

Study 7'5" x 7'4" (2.28m x 2.25m)

Bathroom

Terrace 17'6" max x 14'1" max (5.35m max x 4.30m max)

Integrated Bike Store / Storage

This property comes with additional secure integrated storage space accessed via the carpark.

General

General
Concept, interior & specification by Loosemore/Portabella
'Best Practice'
External finishes including render, bronze and zinc cladding.
Traditional construction with highly insulated cavity walls
Zinc Roof
One parking space within secure, gated and walled environment

Kitchen
German engineered rigid handle-less kitchens
Composite stone work surfaces with engraved drainer board and up stands
Integrated Bosch fridge, freezer & dishwasher
Two Bosch single ovens
Bosch ceramic hob with recessed Bosch extractor
Wine cooler
Under mount stainless steel sink with chrome mixer tap

Bathroom & En-suite Shower Room
Boutique bathrooms designed by Loosemore/Portabella
Feature wall and floor tiles
Sanitary ware and brass ware by Roca/Laufen group
Extra wide shower cubicles with concealed mixers

Heating/Laundry
Underfloor heating throughout – thermostatically controlled in each room.
Laundry cupboard, plumbed for washing machine and space for dryer.

Windows/Doors
Double-glazed wall/doors to rear of ground floor, Double glazed windows and external doors with low-e glass
Solid timber front door
A mixture of glazed and solid wood veneered internal doors with chrome ironmongery

Electrical/Lighting
Mood lighting with use of recessed down lighting
Intruder alarm
Mains linked smoke detection
Chrome switches and sockets
TV points wired for Sky+ in sitting room, kitchen and master bed
Telephone points in sitting room, kitchen and master bed.
Low energy lighting throughout
Security gates for parking and video intercom

EPC

BAND C

Council Tax

BAND F

Tenure

Leasehold. This is to be confirmed by your legal representative.

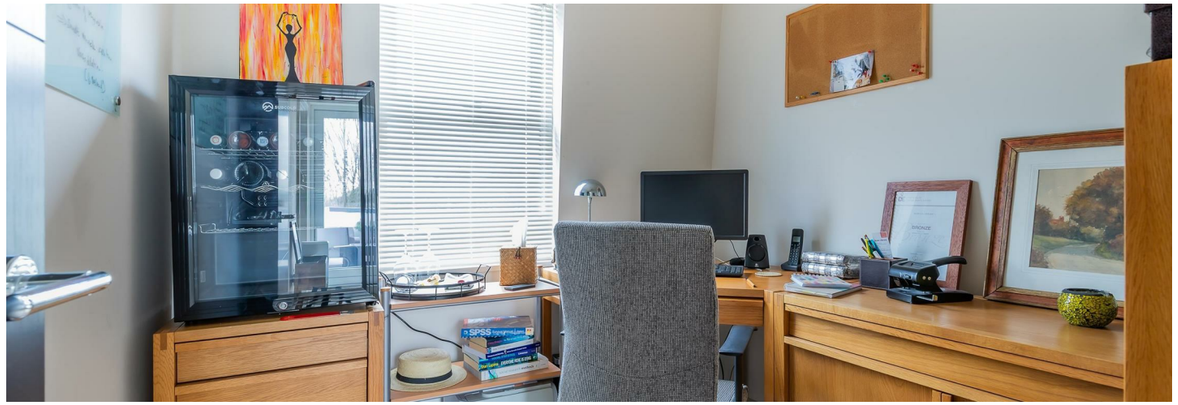
School Catchment

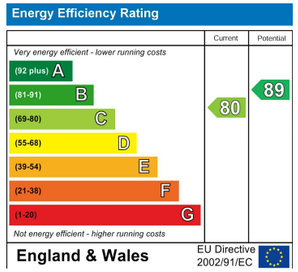
My English medium primary catchment area is
Severn Primary School

My English medium secondary catchment area is
Fitzalan High School

My Welsh medium primary catchment area is
Ysgol Gymraeg Pwll Coch

My Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Plasmawr




Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
80
89
England & Wales
EU Directive 2002/91/EC