



**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



### **Entrance Hall**

A welcoming entrance hall providing access to all rooms. Finished with fitted carpet and featuring an intercom system, multiple electric points, and a useful storage cupboard housing the fuse board.

### **Reception Room**

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

A comfortable reception room featuring newly fitted carpet, two electric radiators and multiple electric points. A double-glazed window to the front allows for good natural light.

### **Kitchen / Diner**

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

A well-presented kitchen/diner fitted with a range of wall and base units and tiled splashbacks. The space includes a built-in oven, electric hob with extractor, sink with drainer, and integrated fridge, freezer, and dishwasher. Finished with wood flooring, spotlights, under-unit lighting along with ample electric points, the room benefits from double-glazed double doors opening to a Juliette balcony.

### **Bedroom One**

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

A comfortable double bedroom with fitted carpet and a double-glazed window to the rear. The room includes an electric radiator, multiple electric points, and a useful built-in storage cupboard.

### **Bedroom Two**

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

A well-proportioned bedroom with a double-glazed window to the side, providing natural light. Finished with fitted carpet and benefitting from an electric radiator and multiple electric points.

### **Shower Room**

A modern shower room finished with tiled flooring and featuring a walk-in shower with waterfall fitting and fully tiled surround. The space includes a hand wash basin with storage and tiled splashback, W.C, and a heated towel rail. Additional features include an extractor fan, built-in shelving, and space for a washing machine.



***view this property online*** [allenandharris.co.uk/Property/CRP108191](http://allenandharris.co.uk/Property/CRP108191)



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

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.



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/CRP108191](https://allenandharris.co.uk/Property/CRP108191)



Property Ref:  
CRP108191 - 0004

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)**