Western Court, Conway Road

PONTCANNA, CF11 9NU

GUIDE PRICE £100,000

Hern & Crabtree



Western Court

Situated within Western Court on Conway Road, this well-presented one-bedroom apartment with resident's parking - offers comfortable accommodation in a convenient Pontcanna location, within easy reach of Cardiff City Centre.

The accommodation comprises an entrance hallway, a spacious lounge diner with a feature bay window allowing plenty of natural light, and a modern fitted kitchen with white units, wood-effect worktops and integrated oven and hob. There is a good-sized double bedroom with built-in wardrobes and a separate shower room.

Externally, the development benefits from well-maintained communal gardens with established planting and lawned areas.

Western Court is ideally positioned within walking distance of Pontcanna's popular cafés, restaurants and independent shops, as well as Llandaff Fields, Sophia Gardens and Bute Park. Cardiff City Centre is also easily accessible, making this an excellent opportunity for first-time buyers, downsizers or investors.











Approx 405.00 sq ft

Council Tax Band: B

Hallway
Door from the communal hallway. Electric heater. Wooden laminate flooring. Two built-in storage cupboards.

Lounge/Diner
An open plan lounge and diner. Double glazed bay window to the front elevation. Electric heater. Door leading to the kitchen.

Kitchen
Double glazed window to the side elevation. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Integrate four ring electric hob with tiled splashback and cooker hood over. Integrated oven. Space for fridge freezer. Tiled flooring. Part tiled walls. Extractor fan.

Bedroom
Double glazed window to the front elevation. Electric heater. Fitted wardrobes.

Shower Room
W/C. Wash hand basin and vanity unit with mirrored storage cupboard over. Shower quadrant with shower over, assisted handrails and glass door. Tiled flooring. Part tiled walls. Wall heater. Extractor fan.

Communal Entrance
Security entrance. Lift access.

Communal Gardens
Well-maintained communal gardens to the front of the development, featuring lawned areas, established shrubs, planting and paved pathways leading to the communal entrance.

Facilities
Warden pull cords if desired, on site launderette facility.

Parking
Private parking to the rear aspect on a first come first serve basis.

Tenure
The property is leasehold. Service charge - Approx £200 per calender month

This includes all outdoor and communal maintenance and decorating, including all windows, window cleaning, laundry facilities, all communal lighting and heating, service warden, lift and maintenance, and all gardening and boundary walls.
The lease will be approx 99 years upon completion.
We advise you to check this with your legal representative.

Additional Information
Council Tax Band B (Cardiff). EPC rating TBC.

Disclaimer
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. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. 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.



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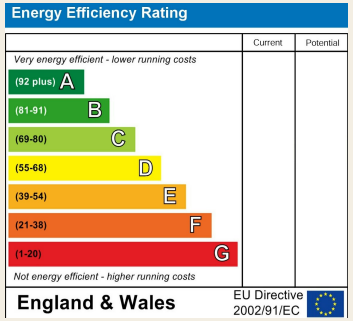
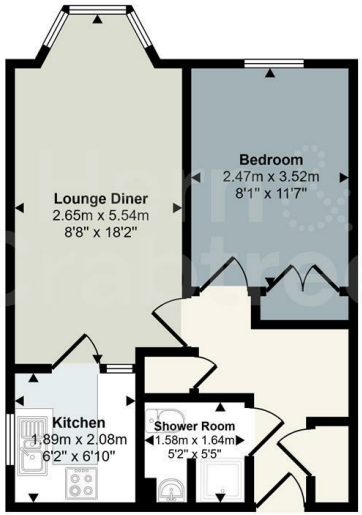




Approx Gross Internal Area
38 sq m / 405 sq ft



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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