



Conway Road, Cardiff CF11 9NU

welcome to

Conway Road, Cardiff

Set in the heart of Pontcanna—one of Cardiff's most coveted and characterful neighbourhoods—this charming two-bedroom first-floor flat provides stylish, comfortable living just a short stroll from the area's vibrant cafés, independent boutiques, and beautiful green spaces.

Hall

Access to all rooms, intercom, radiator.

Diner / Reception Room

14' 11" Max x 10' Max (4.55m Max x 3.05m Max)
Carpeted, electric points, double glazed windows, radiator

Kitchen

9' 9" Max x 6' 10" Max (2.97m Max x 2.08m Max)
Wall and base units, oven, hob and extractor, partly tiled walls, sink with dryer area, double glazed window, electric points.

Bedroom One

14' 9" Max x 8' 8" Max (4.50m Max x 2.64m Max)
Double glazed bay windows,

Bathroom

6' 11" Max x 6' 9" Max (2.11m Max x 2.06m Max)
W.C. hand wash basin, shower, tiled flooring, partly tiled walls

Bedroom Two

11' 11" Max x 8' 1" Max (3.63m Max x 2.46m Max)
Carpeted, radiator, electric points, tall double glazed window.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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- 2 well-proportioned bedrooms
- First-floor position - elevated privacy and pleasant outlook
- Sought-after Pontcanna location
- Bright living space - ideal for relaxing or entertaining
- Close to Pontcanna Fields & Sophia Gardens

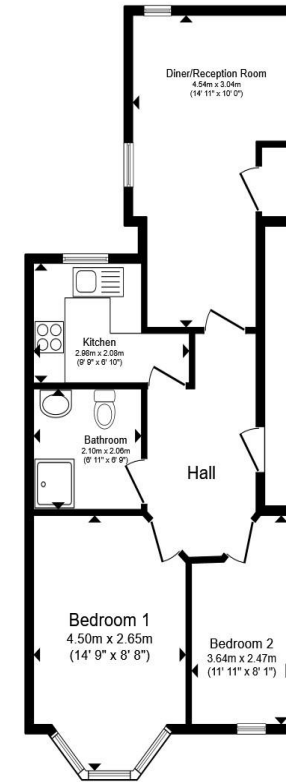
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£175,000



Total floor area 50.5 m² (544 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
CRP107914 - 0018

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.



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