www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL



Conway Road

PONTCANNA



Fantastic position on this tree-lined street. Short walk to Llandaff Fields and the popular Pontcanna amenities.

Comments by Mrs Ruby Ledley



Property Specialist

Mrs Ruby Ledley

Valuer

ruby@jeffreyross.co.uk

Loves the character of the build. The living / dinning area with log burner makes this a particularly warm and cosy winter space. Whilst the extended kitchen provides light to the property and a lovely communal area making the most of the south west facing aspect of the garden with glass sliding doors opening on to the rear garden

Comments by the Homeowner





GROSS INTERNAL AREA
FLOOR 1: 60 m2, FLOOR 2: 54 m2
FLOOR 3: 35 m2, EXCLUDED AREAS:
REDUCED HEADROOM BELOW 1.5M: 3 m2
TOTAL: 149 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.









Conway Road

Pontcanna, Cardiff, CF11 9NU

Offers Over

£650,000

4 Bedroom(s) | 2 Bathroom(s) | 1603.00 sq ft



Contact our

Pontcanna Branch

02920 499680

This beautifully presented four-bedroom, three-storey home is ideally positioned on one of Pontcanna's most sought-after tree-lined avenues, offering spacious and versatile accommodation in an exceptional location

The property welcomes you through an inviting entrance hallway, leading to a bright and elegant lounge/dining room featuring a charming bay window and a cosy log-burning stove, creating the perfect space for both relaxing and entertaining. A convenient downstairs W/C is tucked neatly beneath the staircase. To the rear, a contemporary fitted kitchen/diner boasts stunning herringbone flooring and dining space, with sliding patio doors opening onto a delightful south-west facing garden, ideal for enjoying afternoon and evening sunshine.

The first floor offers three well-proportioned bedrooms, the front bedroom features attractive bay windows and newly fitted built-in wardrobes, along with a stylish modern family bathroom. Occupying the entire top floor, the impressive principal bedroom provides a peaceful retreat, complete with its own en-suite shower room.

Further benefits include gas central heating, double glazing throughout and new boiler fitted 2025.

The location is undoubtedly one of the property's standout features. Situated in the heart of Pontcanna, residents can enjoy an enviable lifestyle with an array of acclaimed restaurants, including Michelin-starred dining, traditional pubs, independent cafés, boutique shops, and vibrant local markets all just moments from the doorstep. Cardiff city centre, home to the iconic Principality Stadium and historic Cardiff Castle, is approximately a 25-minute stroll away through the picturesque grounds of Bute Park, offering the perfect balance of urban convenience and green open space.





Entrance Hall 21'9" x 4'10" (6.63 x 1.49)

Lounge/Diner 28'1" x 11'9" (8.57 x 3.59)

Kitchen 17'6" x 9'4" (5.34 x 2.85)

Diner 7'6" x 9'0" (2.29 x 2.76)

Bedroom 15'11" x 15'1" (4.87 x 4.62)

Bedroom 11'8" x 10'10" (3.57 x 3.31)

Bathroom 8'11" x 6'2" (2.73 x 1.88)

Bedroom 8'3" x 9'3" (2.54 x 2.83)

Bedroom 12'4" x 16'3" (3.76 x 4.96)

Ensuite

EPC

EPC - D

Council Tax Band

G

School Catchments

English medium primary catchment area is
Severn Primary School

English medium secondary catchment area is
Fitzalan High School

Welsh medium primary catchment area is
Ysgol Gymraeg Pwll Coch

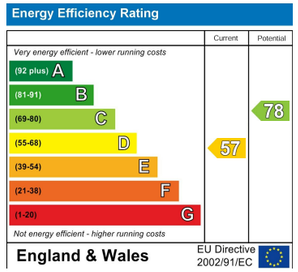
Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Plasmawr



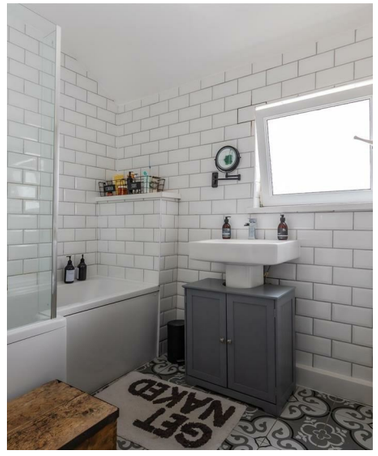







Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
57
78
England & Wales
EU Directive 2002/91/EC




GET NAKED