

Vicarage Mews, Conway Road

CARDIFF, CF11 9PD

GUIDE PRICE £335,000

**Hern &
Crabtree**



Vicarage Mews

Nestled within a peaceful, modern development, this beautifully presented two-bedroom mid-terrace townhouse offers a perfect blend of style, comfort, and practical living set across three thoughtfully designed floors.

The property opens into a welcoming entrance hall, leading to a bright and open-plan kitchen/lounge/diner – a flexible and sociable space ideal for everyday living or entertaining. A convenient cloakroom completes the ground floor layout. On the first floor, you'll find a well-proportioned second bedroom and a sleek family bathroom, while the entire top floor is dedicated to the spacious principal bedroom, boasting its own private en-suite. Outside, a charming courtyard front garden offers a low-maintenance space to enjoy a morning coffee or evening drink, and the property also benefits from an allocated parking space.

Set in the heart of Pontcanna, this home offers the best of both worlds – peaceful, contemporary living with a vibrant lifestyle on your doorstep. Surrounded by tree-lined avenues, artisan cafés, independent shops and acres of green space, Pontcanna blends village charm with city convenience, all just a short walk from Cardiff's bustling centre. Whether it's morning coffee in a local bakery, an afternoon in nearby Llandaff Fields or an evening at one of the area's stylish restaurants, this is a location that truly elevates daily life.

Offered in immaculate condition throughout, this is a home where you can simply move in, unpack, and start enjoying life.



914.00 sq ft

Front

Front forecourt garden. Wooden decked patio.

Entrance

Enter via a double glazed composite door to the front elevation. Wooden flooring. Stairs rise up to the first floor. Door leading to:

Kitchen/Lounge/Diner

19'11" max x 11'10" max

Double glazed French doors and windows to the front elevation. Wooden flooring. Understairs storage alcove. Two radiators. The kitchen is laid with wall and base units with worktops over. One and half bowl composite sink with mixer tap. Integrated four ring gas hob with glass splashback and cooker hood over. Integrated oven. Integrated dishwasher. Space for fridge freezer. Door leading to:

Cloakroom

W/C and wash hand basin with tiled splashback. Tiled flooring. Plumbing for washing machine. Concealed gas combination boiler. Radiator. Extractor fan.

First Floor Landing

Stairs rising up from the entrance. Wooden handrail. Glass balustrade. Stairs rise up to the second floor. Understairs storage alcove. Radiator.

Bedroom Two

15'1" max x 13'8" max

L-shaped room. Two double glazed windows to the front elevation. Two radiators.

Bathroom

8'8" max x 6'11" max

W/C and wash hand basin. P-shaped bath with fitted shower over and glass splashback screen. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

Second Floor Landing

Stairs rise up from the first floor landing. Double glazed skylight window. Door leading to:

Bedroom One

15'2" max x 14'9" max

Double glazed window to the front elevation. Two radiators. Storage into eaves. Door leading to:

En Suite

7'6" max x 3'4" max

W/C and wash hand basin. Shower quadrant with electric shower and glass sliding door. Tiled walls. Tiled flooring. Heated towel rail. Extractor fan. Loft access hatch.

Parking

Allocated parking space within residents electric gated forecourt.

Additional Information

Freehold. Council Tax Band F (Cardiff). EPC rating TBC. Residents contribute to the upkeep on communal areas. There is a £465.31 billed per annum for: year ended 10th September 2025.

Disclaimer

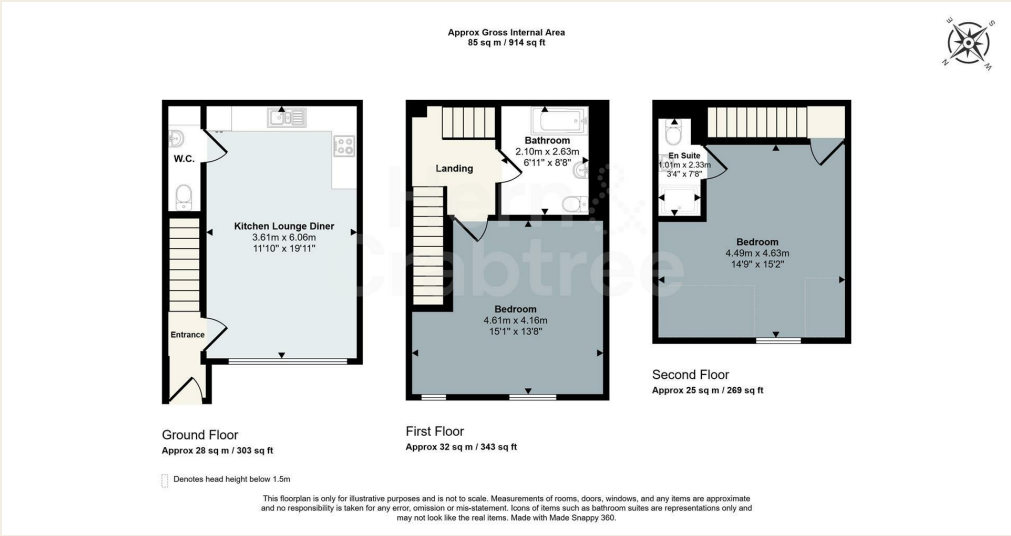
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Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		76
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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