

Conway Road

PONTCANNA, CF11 9NT

£800,000

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This incredibly bright, contemporary eco-luxury mid-terrace townhouse lies on the beautiful tree-lined avenue of Conway Road, Pontcanna. It extends to over 2,000 sq feet, with four double bedrooms and a dedicated home office space, with landscaped gardens, a roof terrace and gated double parking. Formally St Winefride's, the property was built originally by the well-regarded Portabella Homes. They were determined to create a modern, energy-efficient high specification home.

The home is split over four floors and offers a spacious and well-balanced layout. The interior and colour palette running throughout reflects a sumptuous boutique hotel style. The ground floor hall leads to a cloakroom and French doors to an open plan 34ft kitchen, diner and sitting room with large doors to the west-facing gardens. A German-engineered rigid handle-less kitchen offers quartz countertops and integrated Bosch appliances and a breakfast bar. On the first floor are the primary bedroom and en suite along with a living room with Juliette balcony to the front. Stairs lead to the second floor which offers two further bedrooms and four piece bathroom. Lastly, the third floor has a large landing come office space with French doors leading out to a sitting roof terrace garden that is amongst the top of the neighbouring trees. There is a further double bedroom and shower room situated off the landing/office space.

The ground floor garden has been beautifully landscaped with rendered raised flower beds, a water feature and gate access leading out to the gated communal parking. There you'll find two allocated parking spaces.



1880.00 sq ft

Reception Hall

The property is entered via composite front door. Feature tiled flooring. Staircase rising to the first floor. Built in storage cupboard. Double opening glass panelled doors to the open plan lounge/ dining room and kitchen. Door to:

Cloak room

A useful ground floor cloakroom. Contemporary in design, featuring a two piece suite with WC and vanity wash hand basin with storage unit. Tiled flooring. Half tiled walls. Extractor fan and spotlights.

Sitting room/ dining room/ kitchen

A superb open plan living/ dining/ kitchen. Entered from the hallway with double opening doors.

The kitchen has a double glazed window to the front elevation, feature s range of matching wall and base units with Quartz worktops. Integrated, eye level double Bosch electric ovens. Integrated fridge/freezer. Stainless steel sink and drainer with mixer tap above. Integrated Bosch dishwasher. AEG induction hob and Quartz upstand and splashback. with cooker hood over with light. Pull out pan drawers. Integrated wine cooler fridge. Breakfast bar style unit. Tiled flooring. Spotlights to the ceiling. Large built in, understairs storage cupboard. French doors with windows either side leading out to the rear garden. Media points.

First floor landing

Staircase rise up from the hallway with wooden handrail. Staircase rising to the second floor accommodation. French doors to:

Living room

A beautifully presented reception room. Double glazed French doors to a Juliet balcony with additional double glazed window to the front elevation. Media points.

Bedroom one

A light and spacious principle bedroom. Double glazed window to the rear elevation with aspect to the garden. Dressing area, ideal for wardrobes or clothes rails. TV point.

En suite shower room

Double glazed, obscure window to the rear elevation. A three piece suite comprising: twin, wall hung wash hand basins with vanity storage, WC and double shower with glass sliding door. Heated towel radiator. Tiled flooring. Spotlights. Extractor fan.

Second floor landing

Staircase rising from the first floor landing with wooden handrail. Staircase to the third floor. Large double built in utility cupboard which offers plumbing for washing machine and space for condenser tumble dryer. Power points, work surface, fitted linen shelves and hanging rails.

Bedroom two

An excellent size second, king size bedroom. Fitted wardrobes providing storage. Space for drawer units. Double glazed windows to the front elevation.

Bedroom three

A third double bedroom. Double glazed window to the rear elevation with aspect to the garden.

Bathroom

Double glazed, obscure window to the rear, spotlights, extractor fan, bath with separate shower mixer, wall hung wash hand basin with wall-mounted tap and w.c, mirrored vanity cupboards, heated towel rail, tiled flooring, separate double shower with plumbed shower.

Third floor landing/ home office

A larger than average, light area with double opening french doors to the roof terrace. Large cupboard housing water tank.

Bedroom four

A fourth double bedroom. Double glazed window to the rear.

Shower room

Double shower with plumbed shower and tiled walls and glass slide back door, double glazed, obscure window to the rear, w.c and wash hand basin with mixer tap with vanity unit, heated towel rail, tiled flooring, extractor fan, spotlights.

Roof terrace

A lovely roof terrace, perfect for relaxing, paved patio. Access to the heat pump. Outside lighting. Large built in double cupboard, perfect for garden storage.

Outside front

To the front of the property is a forecourt garden with paving and chippings. Low rise brick wall with wrought iron railing. Exterior light. Cold water tap.

Rear garden

A landscaped garden with raised rendered flower beds, shrubs and flower borders. Water feature and pond. Outside lighting. Cold water tap. Water butt. Rear gate access. Outside power points.

Parking

Two parking spaces to the rear of the property.

Additional information

Throughout the property is a wet underfloor heating system, which is powered by an air source heat pump and has an additional hot water tank with an immersion switch for the winter months if needed and individual thermostats. Sprinkler system installed.

Tenure

We have been advised that the property is freehold.

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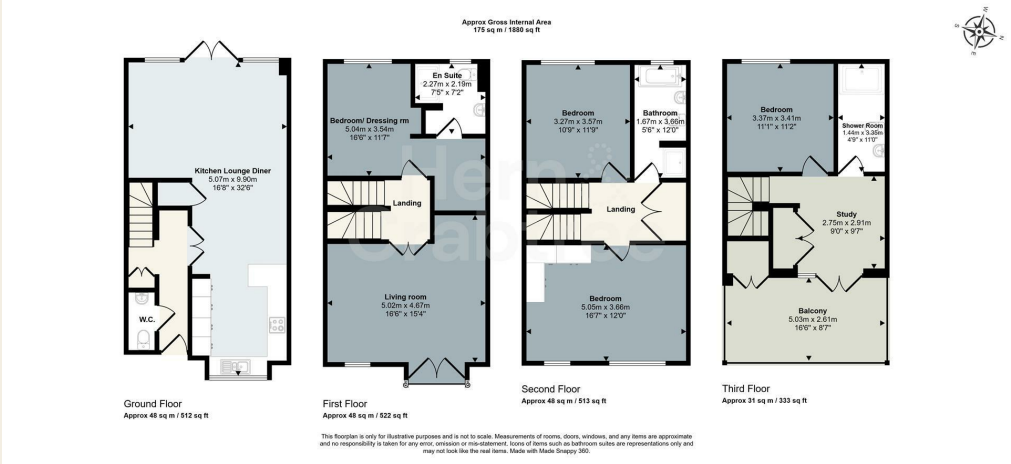
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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



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