

# Conway Road

CARDIFF, CF11 9NU

GUIDE PRICE £88,000

**Hern &  
Crabtree**





# Conway Road

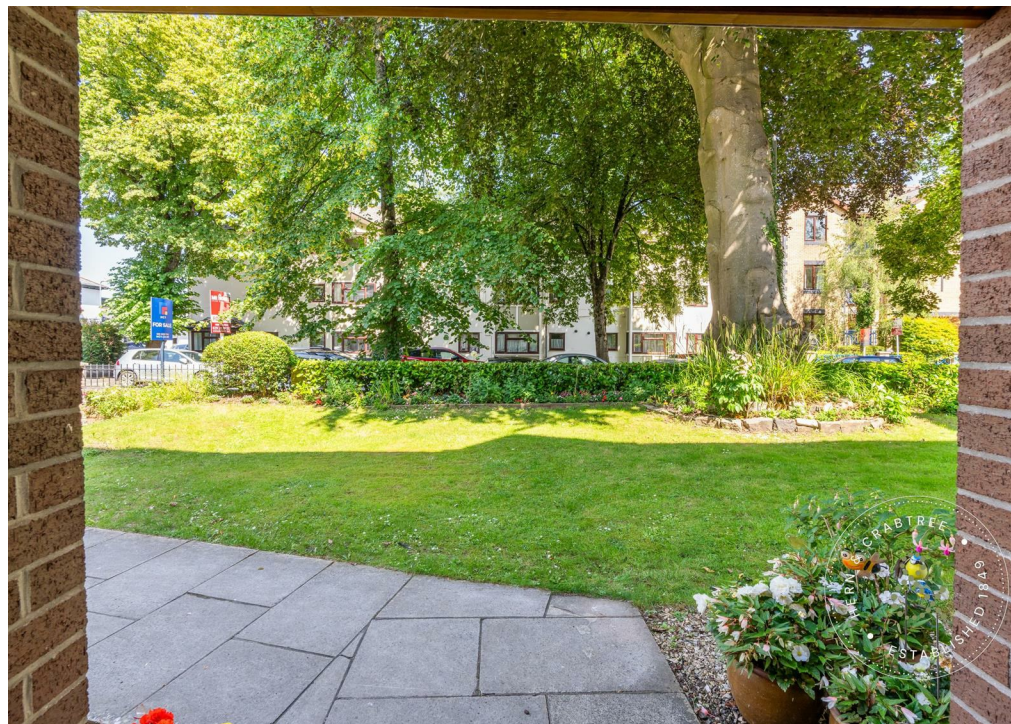
This charming apartment is situated in the desirable Western Court retirement development and offers a rare opportunity to secure a peaceful yet connected lifestyle in one of Cardiff's most sought-after neighbourhoods.

Positioned just a short stroll from the independent boutiques, artisan coffee shops, and verdant green spaces that define Pontcanna, this well-maintained one-bedroom apartment is ideal for those seeking to downsize without compromise. Thoughtfully arranged and bathed in natural light, the accommodation briefly comprises a welcoming entrance hall, an open-plan living and dining area, a well-appointed kitchen, a generous double bedroom complete with built-in wardrobes, and a modern shower room.

Residents of Western Court benefit from beautifully kept communal gardens, off-road residents' parking to the rear, and a strong sense of community within this respected development.

Offered to the market with no onward chain.

With excellent public transport links and easy access to the A48 and M4, Pontcanna is ideally placed for those looking for a quieter pace of life, while staying well-connected to the heart of Cardiff and beyond.



## Communal entrance

Upon entering the building there is a security telephone system and fob system for residents. Multiple access points from the front of the building, side and rear elevation with residents parking. Lift access. Communal seating area. Access to electric meter room and launderette. Access to the beautifully maintained communal gardens.

## Inner hall

Door to built in storage cupboard housing water tank. Door to the living room/ dining room. Door to the bedroom. Door to the bathroom. Wall mounted fuse box. Electric heater.

## Lounge/ dining room

Large double glazed window offering good light to the reception room. Wall mounted electric heater. Coving to the ceiling. Door to:

## Kitchen

Matching wall and base units with cupboards and drawers providing storage with wood effect panelled doors and complementary work surfaces over. Space for electric cooker. Space for under counter fridge. Stainless steel sink drainer unit. Tiled splashbacks. Double glazed window to the side elevation. Wall mounted heater. Wood effect laminate flooring.

## Bedroom

A light, double bedroom with double glazed window. Wall mounted electric wall heater. Built in double wardrobe with hanging rail and shelving.

## Bathroom

A three piece suite in white comprising: panelled bath with electric shower over, wash hand basin and close coupled WC. Walls are part tiled. Extractor.

## Additional information

Council Tax Band B (Cardiff). EPC rating C. New Hot Water Tank.

## Lease information

The property is leasehold. Service charge - Approx £200 per calendar 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.

## Disclaimer

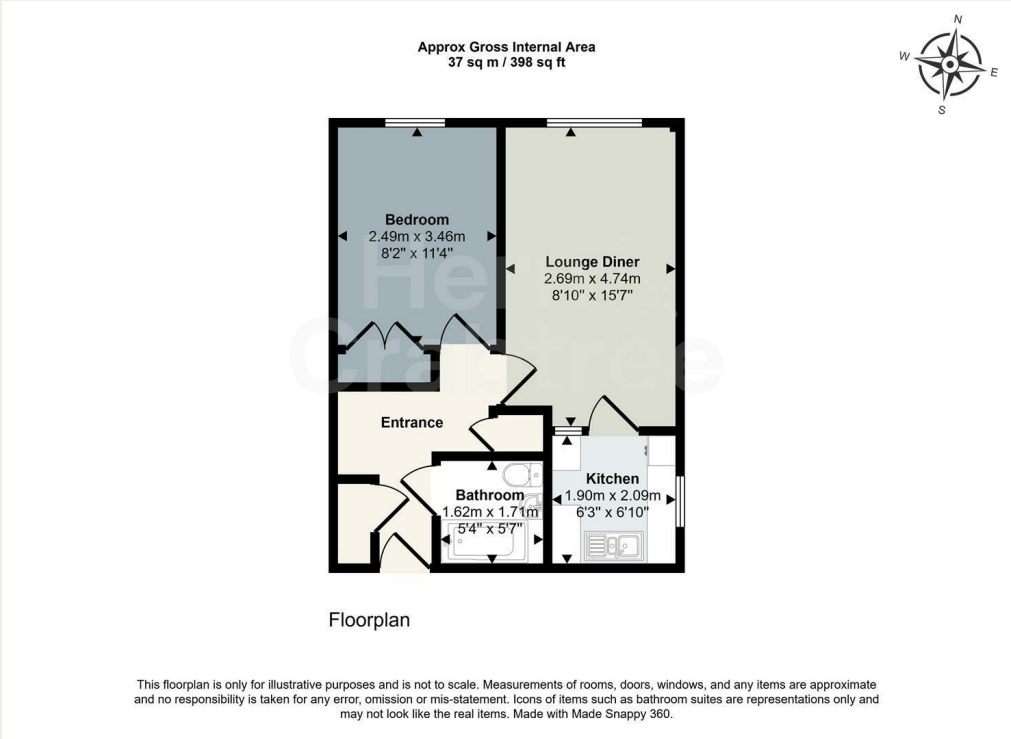
Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

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

