

# Conway Road

PONTCANNA, CARDIFF, CF11 9NU

GUIDE PRICE £140,000

**Hern &  
Crabtree**



# Conway Road

A rarely available - Two bedroom retirement apartment with no chain offered for sale in Pontcanna, Cardiff!

This delightful retirement apartment in Western Court, Conway Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this residence is ideal for those seeking a peaceful retreat. The apartment features an open plan lounge/ dining room, providing a lovely space for relaxation or entertaining guests.

The property is designed with the needs of retirees in mind, ensuring a comfortable living experience. The shower room is thoughtfully appointed, catering to all essential requirements. Although the apartment spans a modest size, it is well laid out, making the most of the available space.

Living in Pontcanna means you will be surrounded by a vibrant community, with an array of local shops, cafes, and parks just a short stroll away. The area is known for its picturesque streets and friendly atmosphere, making it an ideal location for those looking to enjoy a quieter pace of life while still being close to the amenities of Cardiff city centre.

This apartment presents a wonderful opportunity for those looking to downsize or find a serene place to call home in a sought-after location. With its appealing features and prime setting, this property is not to be missed.



**557.00 sq ft**

#### Hallway

Door from the communal hallway provides access to the property. L shaped hallway. Airing cupboard. Electric fuse box. Electric heater. Door to storage cupboard. Door to:

#### Lounge/Diner

Double glazed window to the front elevation offering aspect on to the lovely tree lined Conway Road. Electric heater. TV aerial point. Power points. Coving to the ceiling. Door to:

#### Kitchen

A range of matching wall and base units with cupboards and drawers offering storage facilities with complementary work surfaces over. Stainless steel sink drainer unit. Fridge freezer. Washing machine. Cooker with electric cooking point. Walls are part tiled. Extractor. Wall heater.

#### Bedroom One

A double bedroom. Double glazed window to the front elevation. Built in double wardrobe with hanging rail and shelving. Electric heater.

#### Bedroom Two

Double glazed window to the front elevation. Electric heater.

#### Shower Room

A three piece suite comprising: walk in shower cubicle with electric shower and sliding screen, wash hand basin with vanity unit and storage cupboards and WC. Walls are tiled. Wall mounted heater.

#### Tenure

Leasehold. Approx 99 years upon completion. Service & maintenance charges approx £164.89 pcm. 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. We advise you to check this with your legal representative.

#### Parking

Private parking to the rear aspect on a first come first serve basis.

#### Additional Information

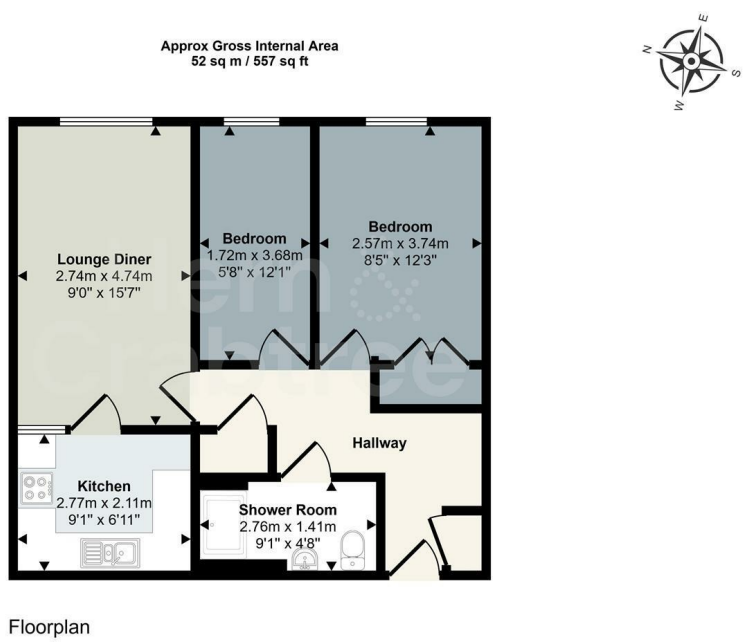
Council Tax Band B (Cardiff). EPC rating C.

#### Disclaimer

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



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 77      | 79                      |
| (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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