

# Conybeare Road

VICTORIA PARK, CARDIFF, CF5 1SB

**GUIDE PRICE £165,000**

**Hern &  
Crabtree**





# Conybeare Road

Ideal for first-time buyers, this well-presented ground-floor apartment offers spacious and stylish living just a short stroll from the popular Victoria Park. Benefiting from a long lease, underfloor heating throughout, and off-street parking available on a first-come, first-served basis, the property is ready for its next owner to move straight in and enjoy.

The accommodation comprises a communal entrance hall, private hallway, generous lounge/dining room, fitted kitchen, spacious double bedroom, and a modern four-piece bathroom suite.

Lindway Court is set back on Conybeare Road, in the sought-after area of Canton, the apartment is conveniently located close to a range of cafés, shops, and local amenities, while excellent transport links provide easy access to Cardiff city centre. This attractive home combines comfort, convenience, and a fantastic location, making it an excellent purchase for first-time buyers or investors alike.



# 482.00 sq ft

## Entrance

Entered via a composite door into the communal entrance hall. Wooden door leading into the hallway.

## Hall

Coved ceiling. Storage cupboard for coats. Airing cupboard housing the hot water tank and slatted shelving. Power points. Parquet flooring. Doors leading to all rooms. Underfloor electric heating.

## Lounge/Diner

Double-glazed box way window to the front and further window to the side. Coved ceiling. Television point. Telephone point. Power points. Underfloor electric heating. Parquet flooring. Wall lights. Space for table and chairs. Sliding wooden glass door leading to the kitchen.

## Kitchen

Fitted with a range of matching wall and base units with coordinated worksurfaces. Four-ring electric hob, cooker, and extractor hood over. Sink and drainer unit with mixer tap. Space for dishwasher and free-standing fridge freezer. Built-in wine rack. Pantry which is currently used as a utility cupboard with power and plumbing. Part tiled walls. Power points. Double-glazed window to the front. Underfloor electric heating.

## Bedroom

Double-glazed window to the front. Coved ceiling. Power points. Underfloor electric heating. Parquet flooring.

## Bathroom

Obscure double-glazed window to the front. Tiled bath with waterfall mixer tap, low-level w.c, and vanity wash hand basin with waterfall mixer tap. Tiled shower cubicle with electric shower. Part tiled walls. Tiled flooring Underfloor electric heating.

## Parking

Parking on a first come first served basis.

## Lease and Charges

We have been advised by the sellers that the property is leasehold and there are 134 years left on the lease, ending March 2161

The annual service charge is £818.08 and the Ground Rent

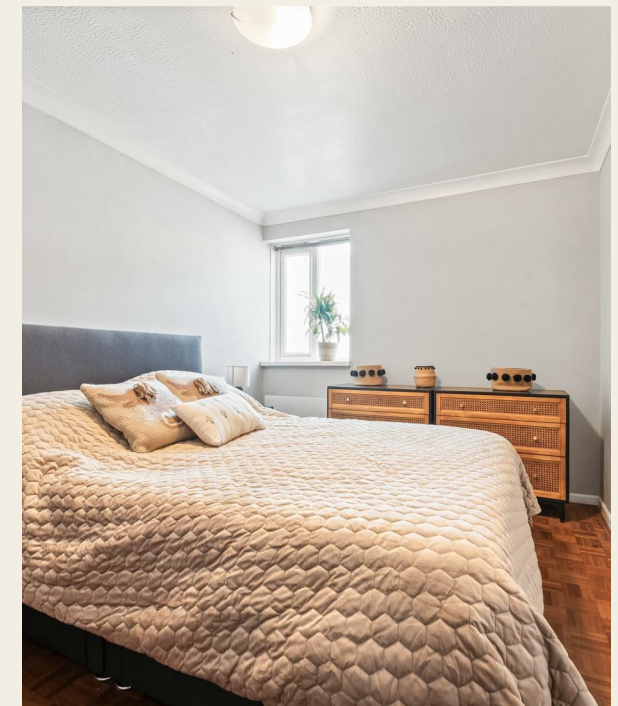
is a peppercorn ground rent.

Council Tax - C

## Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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.





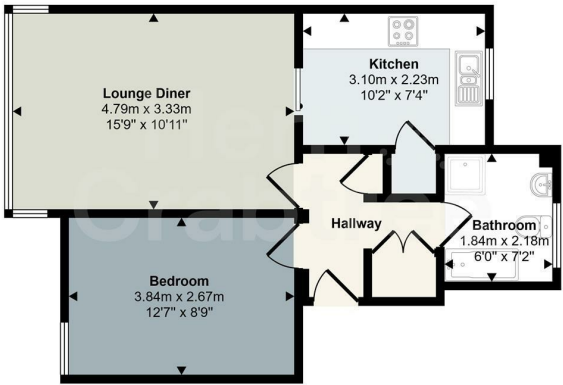
Good old-fashioned service with a modern way of thinking.



| 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                                   |         | 52        |
| (21-38) F                                   | 25      |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



Approx Gross Internal Area  
45 sq m / 482 sq ft



Floorplan

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 Snappy 360.



Hern & Crabtree

02920 555 198 | llandaff@hern-crabtree.co.uk | hern-crabtree.co.uk | 8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ

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