

Conybeare Road

VICTORIA PARK, CARDIFF, CF5 1SG

GUIDE PRICE £179,950

**Hern &
Crabtree**



Conybeare Road

No chain. Ideally situated within close proximity to Victoria Park, Thompson's Park and the iconic Llandaff Fields, this well-presented first-floor apartment offers an excellent opportunity for first-time buyers. With a fantastic selection of independent shops, cafés and local amenities nearby, the property combines comfortable living with a highly desirable location.

Accessed via a communal entrance hall shared by just four apartments, the property opens into a welcoming entrance hallway. The bright and airy lounge/dining room enjoys a pleasant front-facing aspect overlooking Conybeare Road, creating an inviting space to relax and entertain.

The separate kitchen is fitted with a range of base and eye-level units, providing ample storage, alongside space and plumbing for a variety of freestanding appliances.

There are two well-proportioned bedrooms, complemented by a well-maintained bathroom featuring a shower over the bath.

Further benefits include gas central heating, double glazing throughout, an allocated parking space and access to a communal rear garden.



Approx 475.00 sq ft

Council Tax Band: C

Communal Entrance
Stairs to the first floor.

Hall
Entered via a wood front door, radiator., security entry phone.

Living Room
Double glazed window to the rear, radiator, coved ceiling.

Kitchen
Double glazed window to the side, base units with worktop over, ceramic sink, four ring gas hob with integrated electric oven/grill, space and plumbing for a washing machine, integrated fridge, integrated freezer, laminate floorin.

Bedroom One
Double glazed window to the rear, radiator.

Bedroom Two
Double glazed window to the rear, radiator.

Bathroom
Double obscure glazed window to the side, bath, w.c and wash hand basin, radiator, wooden floor.

Lease Details
Lease is 189 years from 1 January 1987. PANTEG MEWS (FLATS) RTM COMPANY LTD
Company number 12588094
The seller has advised that they set up a Right to Manage company. When there is work to be undertaken, we split the cost 4 ways between the 4 owners.

Additional Information
the property has a brand new boiler and new fire door

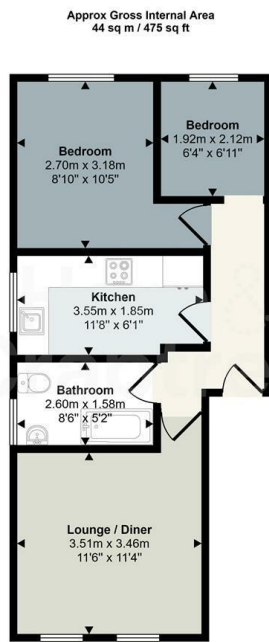
Parking
One space at the rear of the property.

Disclaimer
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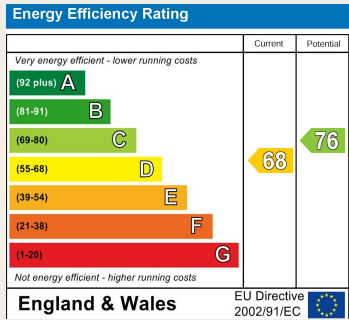
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