

Conybeare Road

VICTORIA PARK, CARDIFF, CF5 1GD

GUIDE PRICE £169,950

**Hern &
Crabtree**



Conybeare Road

No chain. Located in the heart of Victoria Park, this spacious two-bedroom top floor apartment offers an excellent opportunity for first-time buyers looking to step onto the property ladder or investors seeking a well-positioned rental property.

Set within a well-maintained development and surrounded by local shops, cafés, and restaurants, the apartment is also just a short distance from Cardiff City Centre, making it highly appealing to young professionals.

The accommodation includes a welcoming entrance hall, an open-plan lounge/diner, a separate kitchen, two good-sized bedrooms, and a bathroom.



672.00 sq ft

Communal Entrance

Entered via communal entrance, stairs to all floors.

Entrance

Entered via wood front door, two storage cupboards one housing the fuse board, radiator, wood laminate flooring.

Living Room

Double glazed window to the front, radiator, coved ceiling, dado rail, wooden fire surround, laminate flooring.

Kitchen

Double glazed window to the rear, base units with worktop over, sink and drainer, radiator, laminate flooring.

Inner Hallway

Airing cupboard housing the combination boiler.

Bedroom One

Double glazed window to the front, radiator.

Bedroom Two

Double glazed window to the rear, radiator.

Bathroom

Double obscure glazed window to the side, fitted with bath with Triton power shower over, w.c and wash hand basin, radiator, tiled walls, laminate flooring.

Tenure and charges

Share of the Freehold. 999 years FROM 1963 having 937 years remaining

Service and Maintenance Charges £60 per month

£ 720 billed per annum for: buildings insurance, ground rent, maintenance.

Management company details :- Ms Ann Chidgey

Victoria Court management

12 Victoria Court

Conybeare Road

Cardiff

CF5 1GD

Tel: 02920 215570

Email: anne.chidgey@ntlworld.com

Disclaimer

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

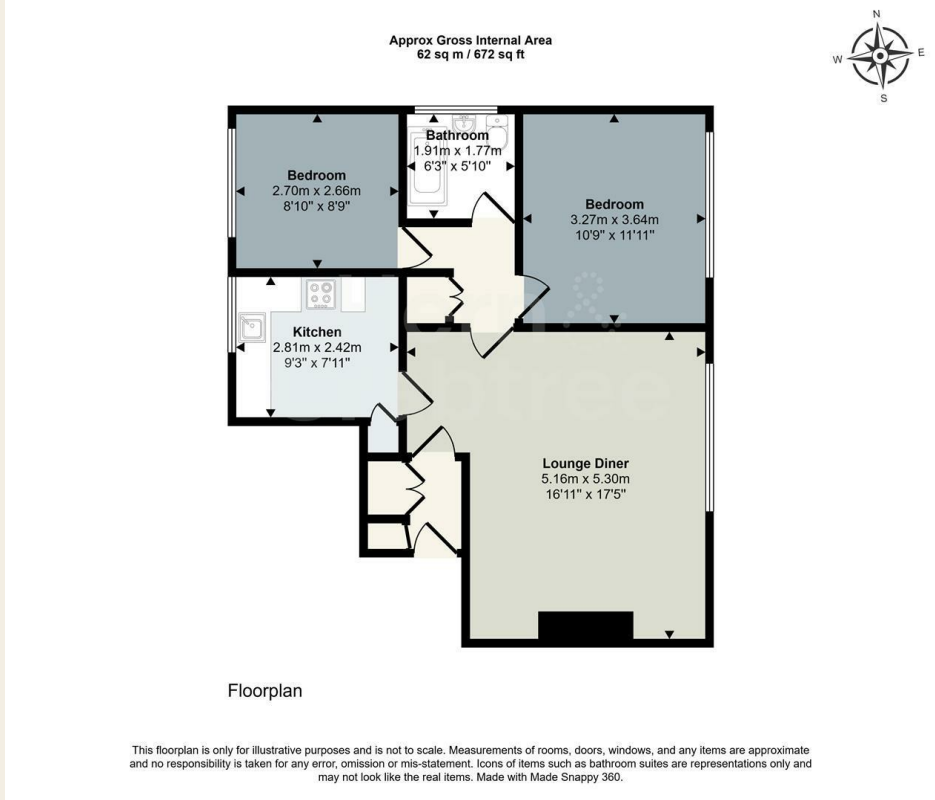
Additional Information

Council Tax - D

Epc - C



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78
England & Wales		EU Directive 2002/91/EC

