

# Conway Road

PONTCANNA, CF11 9QN

**£1,800 PER CALENDAR MONTH**

**Hern &  
Crabtree**





# Conway Road

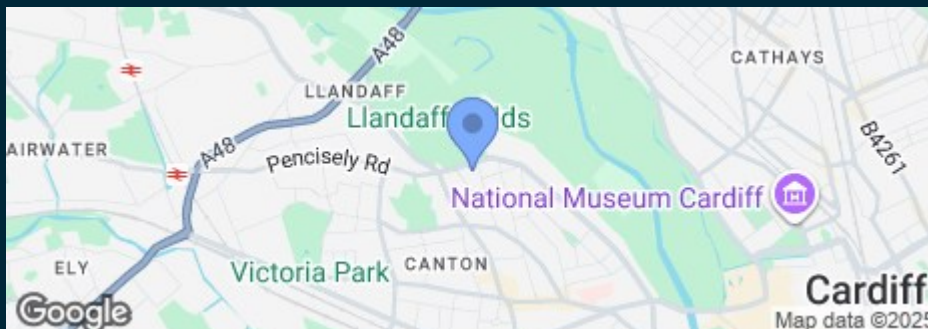
Tucked away within the exclusive Conway Mews development is this elegant three-bedroom townhouse which is one of just eight architecturally designed homes,

Step inside where the natural light pours in through full-width bi-folding doors, opening onto a private rear courtyard. The open-plan ground floor is perfect for modern living – from the sophisticated kitchen with integrated appliances and statement cabinetry, to the inviting lounge and dining area. A utility cupboard and discreet cloakroom complete the functionality of this level.

On the first floor, you'll find two generously sized double bedrooms, each with bespoke built-in wardrobes, and a beautifully appointed, fully tiled bathroom suite.

To the top floor is the master bedroom with a large en-suite shower room, sleek mirrored wardrobes, and a private full-width roof terrace screened by contemporary opaque glass. It's the perfect spot to enjoy your morning coffee. Further features include underfloor heating on all three levels, solar panel-heated water for efficiency, private off-road parking, and a brick-built external storage unit – an ideal solution for bikes, garden tools or outdoor gear. Available from the end of September 2025. un-furnished. EPC rating B Council Band F.

A holding fee of £150 will be payable to secure the property. This will be deducted from the final balance of the first month rent payable upon moving into the property subject to a successful application. Hern & Crabtree Ltd reserves the right to retain this payment should the applicant have provided false or misleading information at the time of application.





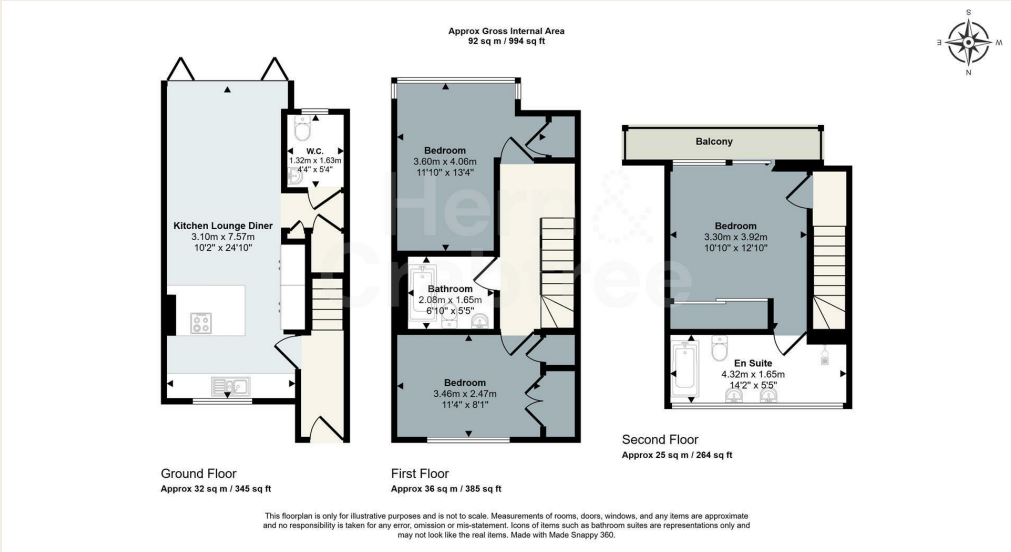




# Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>	81	
(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



**Hern & Crabtree**

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