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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Conway Road*

PONTCANNA



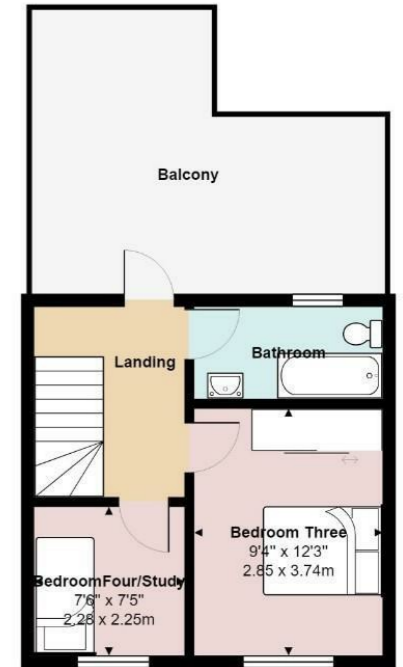
A stylish home in the heart of Pontcanna.

Comments by Mrs Ruby Ledley



**Property Specialist**  
**Mrs Ruby Ledley**  
 Valuer

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The Gatehouse

Total Area: 1469 ft<sup>2</sup> ... 136.5 m<sup>2</sup>

All measurements are approximate and for display purposes only



Comments by the Homeowner



# Conway Road

Pontcanna, Cardiff, CF11 9NT

Guide Price

£600,000



4 Bedroom(s)



3 Bathroom(s)



1603.82 sq ft



Contact our  
**Pontcanna Branch**

02920 499680

Situated in the sought-after area of Pontcanna, Cardiff, The Gatehouse on Conway Road offers a perfect blend of contemporary design and luxurious living. Spanning an impressive 1603.82square feet, this property boasts four spacious bedrooms and three well-appointed bathrooms, making it an ideal home for families or those looking for more space.

A stylish reception room sets the tone for the rest of the home. The open-plan layout enhances the sense of space and light, creating a welcoming atmosphere throughout. The modern kitchen is equipped with high-quality fixtures and fittings.

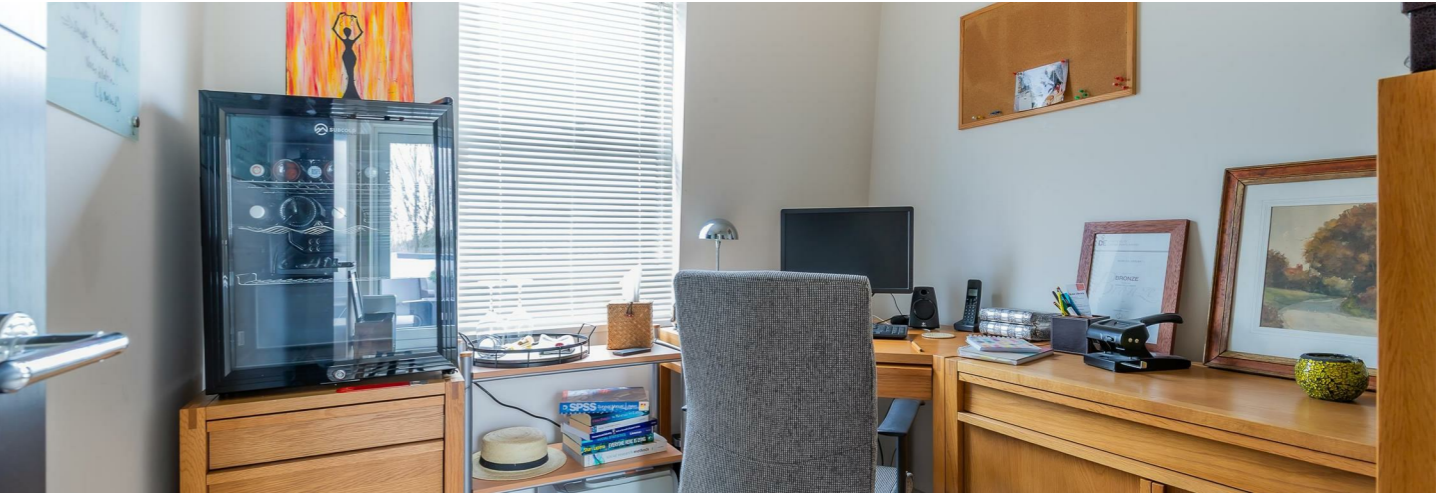
One of the standout features of this property is the stunning roof terrace, which provides breathtaking views of the surrounding area. This outdoor space is perfect for relaxing or hosting gatherings with friends and family, offering a private retreat in the heart of the city.

The townhouse is part of a prestigious development, ensuring that residents enjoy a high standard of living. Additionally, off-road parking for one vehicle adds to the convenience of urban living, allowing for easy access to the vibrant local amenities that Pontcanna has to offer.

With its contemporary design, ample living space, and prime location, this home is a rare find in Cardiff. It presents an excellent opportunity for those looking to invest in a modern home that combines comfort and style in a desirable neighbourhood.



<b>Entrance</b>	<b>General</b>	Electrical/Lighting Mood lighting with use of recessed down lighting Intruder alarm Mains linked smoke detection Chrome switches and sockets TV points wired for Sky+ in sitting room, kitchen and master bed Telephone points in sitting room, kitchen and master bed. Low energy lighting throughout Security gates for parking and video intercom
<b>First Floor Landing</b>	General Concept, interior & specification by Loosemore/Portabella "Best Practice" External finishes including render, bronze and zinc cladding. Traditional construction with highly insulated cavity walls Zinc Roof One parking space within secure, gated and walled environment	<b>EPC</b> BAND C
<b>Bedroom One 19'1" x 11'7" (5.83m x 3.55m)</b>	<b>En-suite</b> Kitchen German engineered rigid handle-less kitchens Composite stone work surfaces with engraved drainer board and up stands Integrated Bosch fridge, freezer & dishwasher Two Bosch single ovens Bosch ceramic hob with recessed Bosch extractor Wine cooler Under mount stainless steel sink with chrome mixer tap	<b>Council Tax</b> BAND F
<b>En-suite</b>	<b>Bedroom Two 15'3" x 12'9" (4.67m x 3.89m)</b>	<b>Tenure</b> Leasehold. This is to be confirmed by your legal representative. Ground rent £250pa Service Charge £569pa
<b>Bedroom Two 15'3" x 12'9" (4.67m x 3.89m)</b>	<b>En-suite</b> Bathroom & En-suite Shower Room Boutique bathrooms designed by Loosemore/Portabella Feature wall and floor tiles Sanitary ware and brass ware by Roca/Laufen group Extra wide shower cubicles with concealed mixers	<b>School Catchment</b> My English medium primary catchment area is Severn Primary School  My English medium secondary catchment area is Fitzalan High School  My Welsh medium primary catchment area is Ysgol Gymraeg Pwll Coch  My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr
<b>En-suite</b>	<b>Lounge 22'4" x 19'1" (6.81m x 5.83m)</b>	
<b>Bedroom Three 12'3" x 9'4" (3.74m x 2.85m)</b>	<b>Kitchen 14'5" x 11'10" (4.41m x 3.62m)</b>	
<b>Study 7'5" x 7'4" (2.28m x 2.25m)</b>	<b>Bedroom Three 12'3" x 9'4" (3.74m x 2.85m)</b>	
<b>Bathroom</b>	<b>Study 7'5" x 7'4" (2.28m x 2.25m)</b>	
<b>Terrace 17'6" max x 14'1" max (5.35m max x 4.30m max)</b>	<b>Bathroom</b> Heating/Laundry Underfloor heating throughout – thermostatically controlled in each room. Laundry cupboard, plumbed for washing machine and space for dryer.	
<b>Integrated Bike Store / Storage</b>	<b>Terrace 17'6" max x 14'1" max (5.35m max x 4.30m max)</b>	
This property comes with additional secure integrated storage space accessed via the carpark.	<b>Integrated Bike Store / Storage</b> This property comes with additional secure integrated storage space accessed via the carpark.	
	<b>Windows/Doors</b> Double-glazed wall/doors to rear of ground floor, Double glazed windows and external doors with low-e glass Solid timber front door A mixture of glazed and solid wood veneered internal doors with chrome ironmongery	





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	76
(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	

