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CARDIFF

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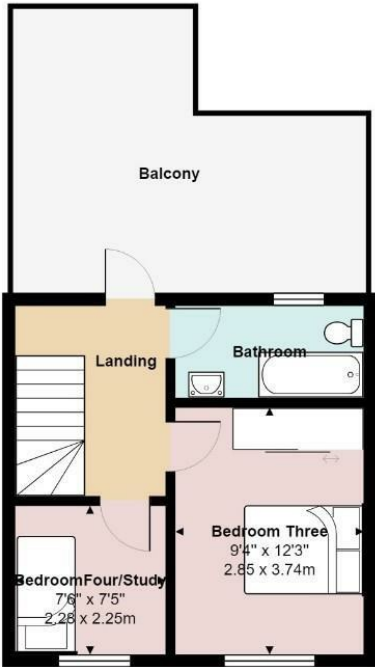
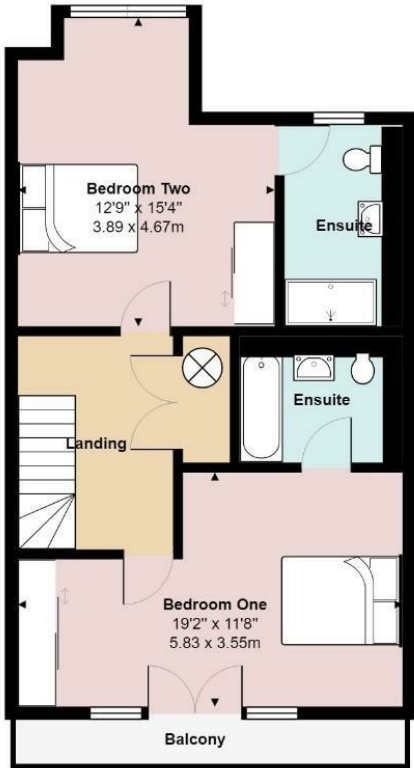
A stylish home in the heart of Pontcanna.

Comments by Mrs Ruby Ledley



Property Specialist
Mrs Ruby Ledley
Valuer

ruby@jeffreygross.co.uk



The Gatehouse

Total Area: 1469 ft² ... 136.5 m²

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)



1469.00 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 1,469 square 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 apartment 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.

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Entrance	General	Electrical/Lighting
First Floor Landing	General	Mood lighting with use of recessed down lighting
Bedroom One 19'1" x 11'7" (5.83m x 3.55m)	Concept, interior & specification by Loosemore/Portabella 'Best Practice'	Intruder alarm
En-suite	External finishes including render, bronze and zinc cladding.	Mains linked smoke detection
Bedroom Two 15'3" x 12'9" (4.67m x 3.89m)	Traditional construction with highly insulated cavity walls	Chrome switches and sockets
En-suite	Zinc Roof	TV points wired for Sky+ in sitting room, kitchen and master bed
Lounge 22'4" x 19'1" (6.81m x 5.83m)	One parking space within secure, gated and walled environment	Telephone points in sitting room, kitchen and master bed.
Kitchen 14'5" x 11'10" (4.41m x 3.62m)	Kitchen	Low energy lighting throughout
Bedroom Three 12'3" x 9'4" (3.74m x 2.85m)	German engineered rigid handle-less kitchens	Security gates for parking and video intercom
Study 7'5" x 7'4" (2.28m x 2.25m)	Composite stone work surfaces with engraved drainer board and up stands	
Bathroom	Integrated Bosch fridge, freezer & dishwasher	
Terrace 17'6" max x 14'1" max (5.35m max x 4.30m max)	Two Bosch single ovens	
	Bosch ceramic hob with recessed Bosch extractor	
	Wine cooler	
	Under mount stainless steel sink with chrome mixer tap	
	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	
	Heating/Laundry	
	Underfloor heating throughout – thermostatically controlled in each room.	
	Laundry cupboard, plumbed for washing machine and space for dryer.	
	Windows/Doors	
	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	

EPC
BAND C

Council Tax
BAND F

Tenure
Leasehold. This is to be confirmed by your legal representative.

School Catchment
My English medium primary catchment area is Severn Primary School

My English medium secondary catchment area is Fitzalan High School
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My Welsh medium primary catchment area is Ysgol Gymraeg Pwll Coch

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	80	
(69-80) C		
(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	

