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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Conway Road*

PONTCANNA





4 storey home in the middle of Pontcanna, walking distance to everything you need, All in a private, gated development.

Comments by Mr Ross Hooper-Nash



**Property Specialist**  
**Mr Ross Hooper-Nash**  
Director

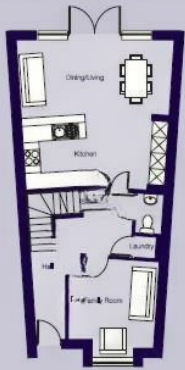
ross@jeffreygross.co.uk

A rare opportunity to acquire a stylish and contemporary townhouse in the heart of Pontcanna. This fantastic development is a mix of urban design and sophisticated modern living. The property is set in its own private, gated community off Conway Road. Furthermore there is an exceptional garden and allocated parking making this a rare find in Pontcanna.

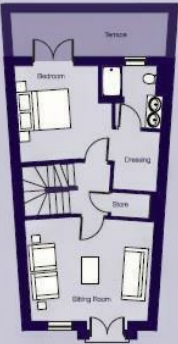
Comments by the Homeowner



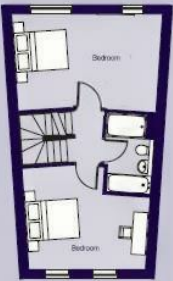
08 The Crescent



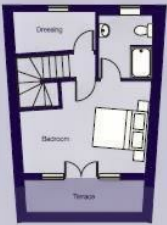
GROUND FLOOR		
Kitchen/Dining/Living	5.71m (max)	6.80m (max)
Family Room	3.64m (max)	3.39m (max)



FIRST FLOOR		
Sitting Room	4.20m (max)	4.01m (max)
Bedroom	3.70m (max)	6.26m (max)



SECOND FLOOR		
Bedroom	3.77m (max)	5.49m (max)
Bedroom	3.85m (max)	4.01m (max)



THIRD FLOOR		
Bedroom	3.48m (max)	5.25m (max)
Terrace	1.33m (max)	4.40m (max)



# Conway Road

Pontcanna, Cardiff, CF11 9QL

Guide Price

£875,000



4 Bedroom(s)



3 Bathroom(s)



2128.11 sq ft



Contact our  
**Pontcanna Branch**  
02920 499680

A contemporary 4/5 bedroom townhouse which is laid out over four floors and comes with a private rear garden and secure gated off-road parking. The accommodation comprises of family room, cloakroom WC and kitchen/dining/day room to the ground floor. To the remaining floors are 4 good size bedrooms, sitting room, three bathrooms and 2 x terraces. Furthermore the master bedroom and top floor incorporates a private roof terrace, perfect for privacy-seeking city dwellers and reading the morning papers.

The Crescent is a blend of superior urban design, indulgent finishes and detail that sets it apart from the crowd. Environmentally sound principles and luxury living are no longer mutually exclusive. These are homes for those who truly appreciate bespoke architecture and design.

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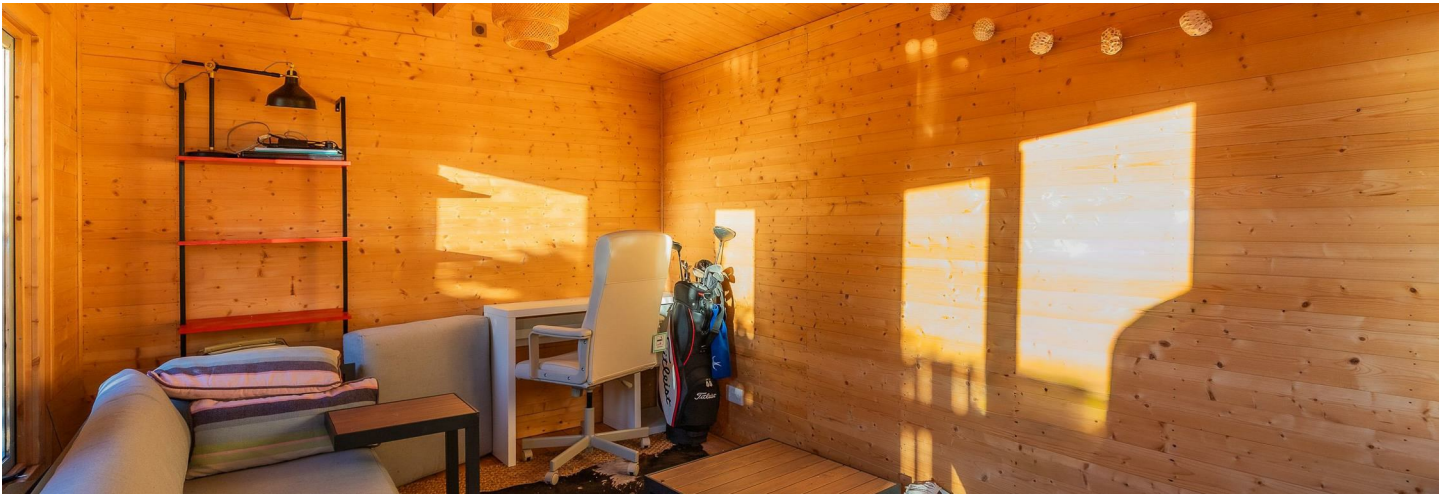
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<b>Council Tax</b> BAND H	<b>Family Room 11'11" x 11'1" (3.64 x 3.39)</b>
<b>SQFT</b> 2128.11sqft	<b>WC</b>
<b>EPC</b> TBC	<b>Living Room 13'9" x 13'1" (4.2 x 4)</b>
<b>School Catchment</b> My English medium primary catchment area is Severn Primary 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>Bedroom 1 12'1" x 17'2" (3.7 x 5.25)</b>
<b>Off Road Parking</b> Secure Parking For 2 Cars, Allocated Spaces.	<b>Dressing Room &amp; En Suite</b>
<b>Entrance Hall</b>	<b>Bedroom 2 12'4" x 18'0" (3.77 x 5.49)</b>
<b>Kitchen Diner 18'8" x 19'0" (5.71 x 5.8)</b>	<b>Bedroom 3 12'7" x 13'1" (3.85 x 4)</b>
	<b>Bathroom</b>
	<b>Bedroom 4 11'5" x 17'2" (3.48 x 5.25)</b>
	<b>Terrace</b>
	<b>En-suite</b>
	<b>Dressing Room</b>









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	

