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CARDIFF

VALE

CAERPHILLY

BRISTOL





Comments by Mrs Ruby Ledley

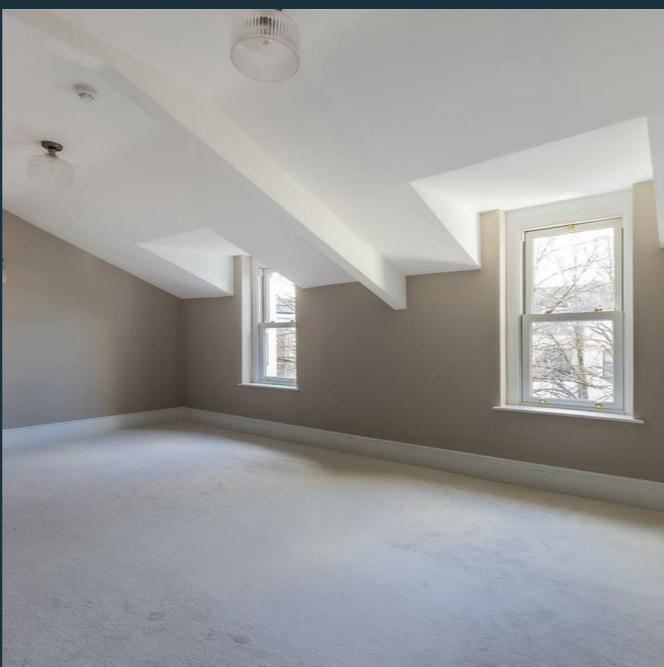


**Property Specialist**  
**Mrs Ruby Ledley**  
Valuer

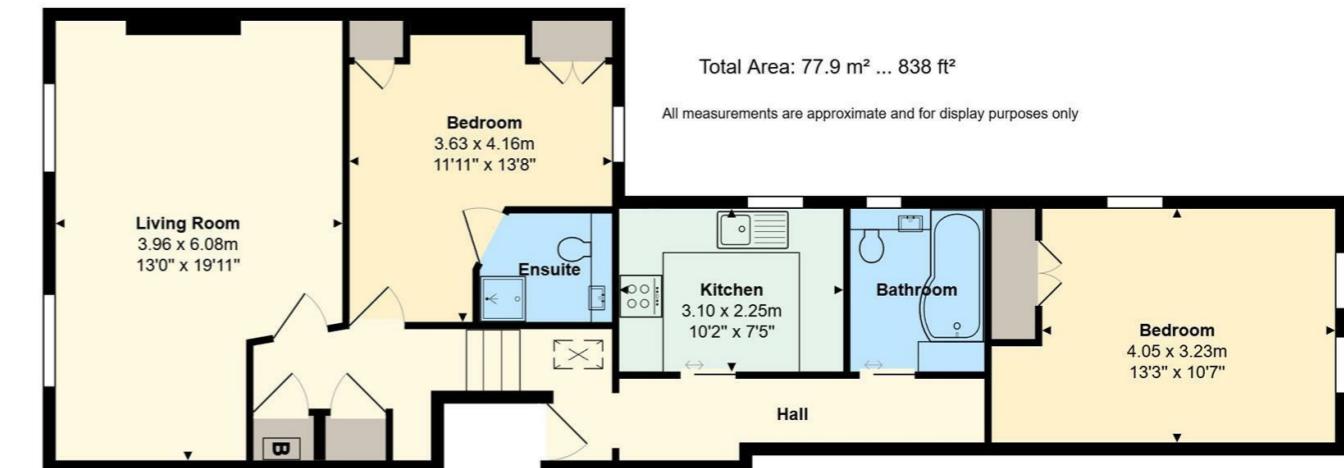
[ruby@jeffreyross.co.uk](mailto:ruby@jeffreyross.co.uk)



Comments by the Homeowner



Conway Road





#### Hallway

My English medium primary catchment area is  
Severn Primary School

#### Kitchen 10'2 x 7'5 (3.10m x 2.26m)

My English medium secondary catchment area is  
Fitzalan High School

#### Living Room 13 x 19'11 (3.96m x 6.07m)

My Welsh medium primary catchment area is  
Ysgol Gymraeg Pwll Coch

#### Bedroom 1 11'11 x 13'8 (3.63m x 4.17m)

My Welsh medium secondary catchment area is  
Ysgol Gyfun Gymraeg Plasmawr

#### En-Suite

#### Bedroom 2 13'3 x 10'7 (4.04m x 3.23m)

#### Bathroom

#### Council Tax

BAND D

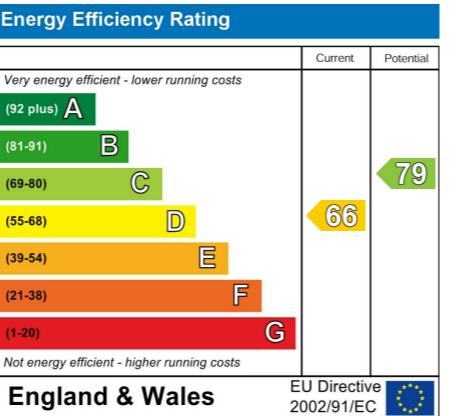
#### EPC

RATING D

#### Tenure

We are told that this property is Leasehold with 104 years  
remaining. This is to be confirmed by your legal representative.

#### School Catchment



# Conway Road

Pontcanna, Cardiff, CF11 9NT

Offers In Excess Of

**£280,000**



2 Bedroom(s)



2 Bathroom(s)



838.00 sq ft



Contact our  
**Pontcanna Branch**

02920 499680

Situated in the heart of Pontcanna, Cardiff, this exquisite top-floor apartment on Conway Road offers a perfect blend of modern living and prime location. Recently fully refurbished to a high standard, the property boasts a stylish and contemporary design that is sure to impress.

The apartment features two well-proportioned bedrooms, providing ample space for rest and privacy. With two bathrooms, including an en-suite, convenience and comfort are at the forefront of this property.

The prime location of this apartment allows for easy access to the vibrant local amenities that Pontcanna has to offer, including charming cafes, boutique shops, and beautiful parks. The area is well-connected, making it an excellent choice for those who commute or enjoy exploring the wider Cardiff region.

Additionally, the property comes with a share of the freehold, providing a sense of ownership and stability. This apartment is not just a home; it is a lifestyle choice in one of Cardiff's most sought-after neighbourhoods.



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