

CONWAY ROAD

PONTCANNA


Stereophonics
Stereo-line



CONWAY ROAD

PONTCANNA, CF11 9QL - GUIDE PRICE £875,000

4 bedroom(s) 3 bathroom(s) 2128.11 sq ft

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.

PROPERTY SPECIALIST

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Director

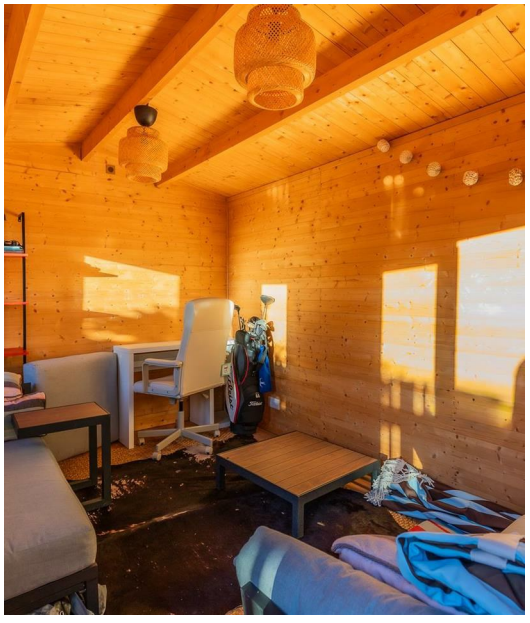


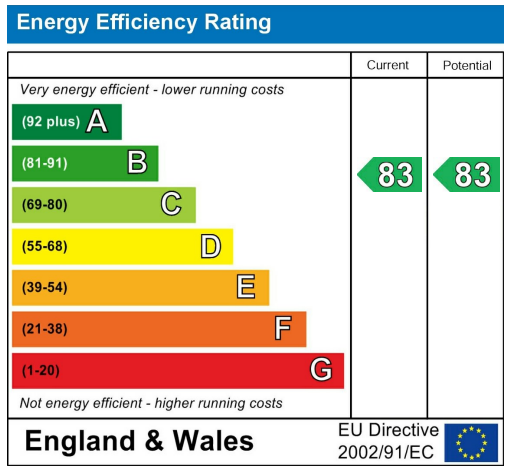

JAMIE'S 30-MINUTE MEALS










Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
83
83
England & Wales
EU Directive 2002/91/EC






oasis
oasis
live '25
FEELFIT
The Mellness Centre



Conway Road, Pontcanna, Cardiff

















COUNCIL TAX
BAND H

SQFT
2128.11sqft

EPC
TBC

SCHOOL CATCHMENT
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

OFF ROAD PARKING
Secure Parking For 2 Cars, Allocated Spaces.

ENTRANCE HALL

KITCHEN DINER
5.71 x 5.8 (18'8" x 19'0")

FAMILY ROOM
3.64 x 3.39 (11'11" x 11'1")

WC

LIVING ROOM
4.2 x 4 (13'9" x 13'1")

BEDROOM 1
3.7 x 5.25 (12'1" x 17'2")

DRESSING ROOM & EN SUITE

BEDROOM 2
3.77 x 5.49 (12'4" x 18'0")

BEDROOM 3
3.85 x 4 (12'7" x 13'1")

BATHROOM

BEDROOM 4
3.48 x 5.25 (11'5" x 17'2")

TERRACE

EN-SUITE

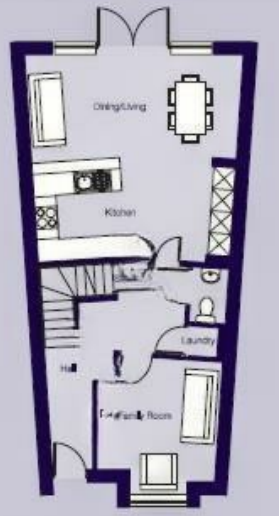
DRESSING ROOM



"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."

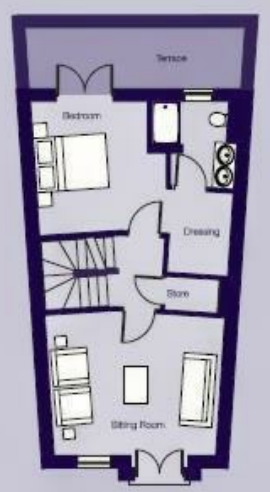
Comments by Mr Ross Hooper-Nash

08 The Crescent



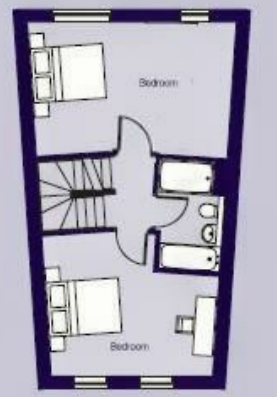
GROUND FLOOR

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



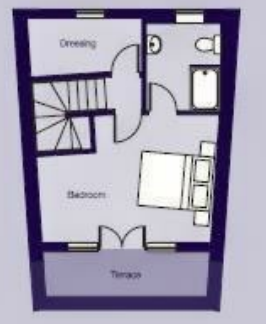
FIRST FLOOR

Sitting Room	4.20m (max)	4.01m (max)
Bedroom	3.70m (max)	5.25m (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)

JeffreyRoss

www.jeffreyross.co.uk