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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Conybeare Road*

CANTON



*A much improved top floor apartment which is ready to move into. The seller has installed a combi boiler, double glazed windows, kitchen, bathroom and increased the loft insulation. This is a good property!*

Comments by Mr Julian Preston



**Property Specialist**

**Mr Julian Preston**

Senior valuer

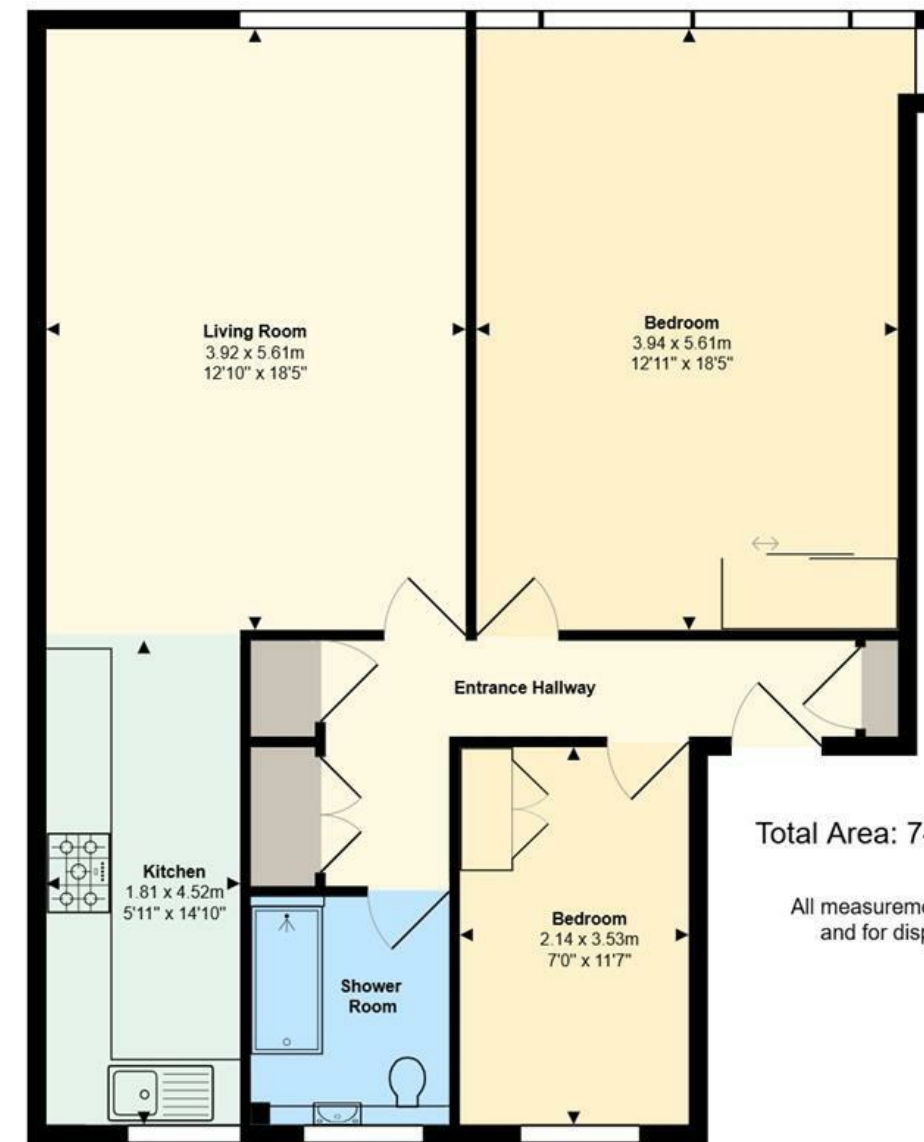
julian@jeffreygross.co.uk

*I am loved living here its a good size with good transport links and as the property is situated away from the road its been nice and quiet here. I have maintained the property well since I have owned it and I am sure people will love living here.*

Comments by the Homeowner



## Lindway Court



Total Area: 74.5 m<sup>2</sup> ... 802 ft<sup>2</sup>

All measurements are approximate  
and for display purposes only



# Conybeare Road

Canton, Cardiff, CF5 1SB

Asking Price

£190,000



2 Bedroom(s)



1 Bathroom(s)



802.00 sq ft



Contact our  
*Pontcanna Branch*  
02920 499680

This delightful top floor apartment offers a perfect blend of comfort and convenience. The property is situated within a purpose-built block, ensuring a well-maintained living environment.

Upon entering, you will find a spacious lounge that seamlessly integrates with an open plan kitchen, creating an inviting space ideal for both relaxation and entertaining. The apartment boasts two bedrooms, providing ample room for rest and personal space. The bathroom is in good condition, catering to all your daily needs.

One of the standout features of this property is the communal parking, which makes it a practical choice for those with cars. The apartment is in good condition throughout, allowing you to move in with ease and start enjoying your new home right away.

This property is perfect for first-time buyers, small families, or those looking to invest in the thriving Cardiff rental market. With its excellent location and appealing features, this apartment is a wonderful opportunity not to be missed.



Entrance Hall

Lounge 18'5" x 12'10" (5.61m x 3.91m)

Kitchen 14'10" x 5'11" (4.52m x 1.80m)

Shower Room

Bedroom One 18'5" x 12'11" (5.61m x 3.94m)

Bedroom Two 11'7" x 7' (3.53m x 2.13m)

Communal Parking

Non allocated parking available.

Tenure

We have been advised by our seller client that the property is leasehold with approximately 136 years remaining. Any repairs are carried out by the ground landlord and divided between the 9 flats in the block meaning that there is no monthly service charge. Electricity for the communal area is charged twice yearly, approximately £50 per year.

Council Tax

Band D

EPC

The EPC is an old version and rated as an E however the property has been greatly improved since commissioned. The current seller has changed the boiler, windows and has increased the insulation in the loft which should have a better rating.

School Catchment

My English medium primary catchment area is Radnor Primary School  
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.  
My English medium secondary catchment area is Fitzalan High School  
My Welsh medium primary catchment area is Ysgol Gymraeg Treganna  
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.  
My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr





| 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 |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

