



CONWAY ROAD

PONTCANNA



The kitchen and dining area on the left features a white bar counter with a stainless steel sink and a modern faucet. On the counter, there is a vase of pink roses, a potted plant, and a bottle of wine. Behind the counter, a white shelf holds various decorative items, including a gold parrot figurine, framed photos, and a small sign that reads "JAMES McBRIDE BEALS".

The dining area includes a white rectangular table with four chairs: two yellow and two white. On the table, there are two lit candles and a small brass tray. The wall behind the dining table is decorated with framed posters, including one for "Stereophonics" and another for "Stereo-line". A white shelf above the dining table holds a lamp and other decorative items.


The living area on the right features a large red sofa with a colorful, fringed blanket draped over it. A small wooden coffee table with a plant on it is positioned next to the sofa. The floor is made of large, dark grey square tiles.


The large glass doors and windows provide a view of the outdoor patio area, which has a green shed, a blue tarp, and a blue water jug. The patio is paved with light-colored stone tiles. The view outside shows trees with autumn foliage and a clear sky.



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

Mr Ross Hooper-Nash

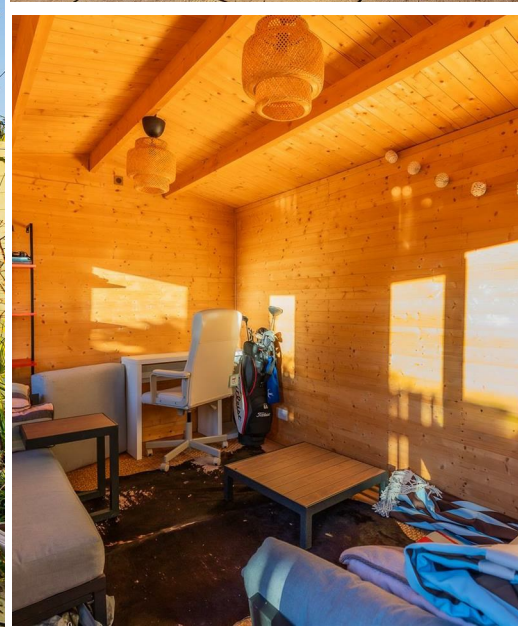
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Director







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 	

















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

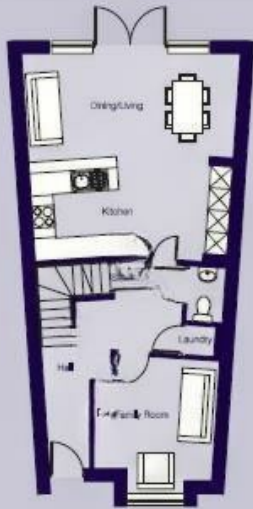
DRESSING ROOM



“ 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. ”

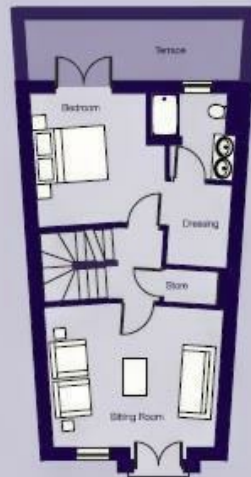
Comments by Mr Ross Hooper-Nash

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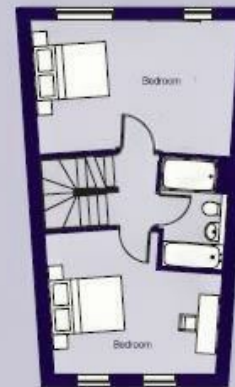
GROUND FLOOR

Kitchen/Dining/Living	5.71m (max)	5.80m (max)
Family Room	3.64m (max)	3.39m (max)



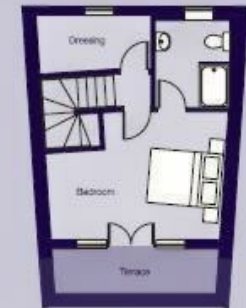
FIRST FLOOR

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)

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Jeffrey Ross