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CARDIFF VALE CAERPHILLY BRISTOL

*A great apartment in a very popular location situated on a tree lined road in Pontcanna. Good size communal gardens and undercroft parking. There is a lot going for this property as the size is good and with approximately 90 years remaining on the lease its a very good option for those looking to be close to the heart to Pontcanna.*

Comments by Mr Julian Preston

**Property Specialist**

Mr Julian Preston

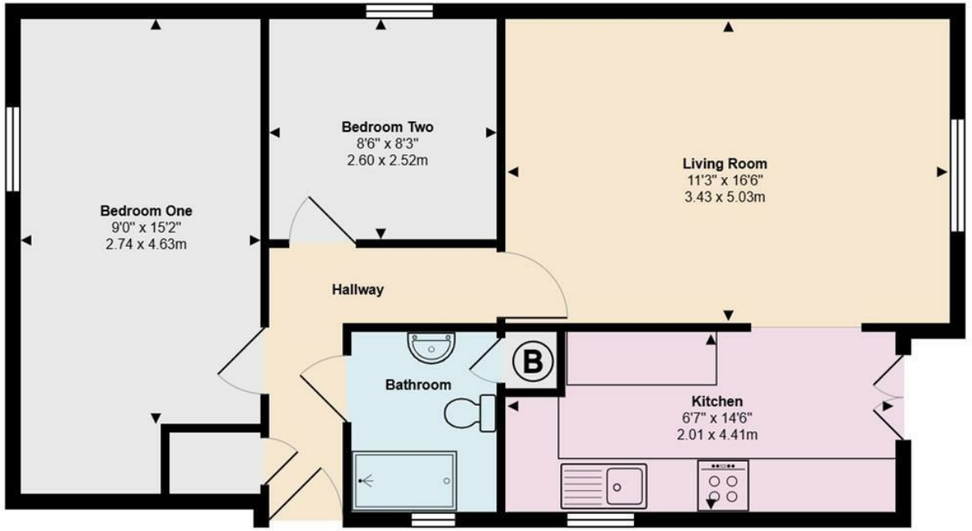
Senior valuer

julian@jeffreyross.co.uk


*I have really enjoyed living here, everyone has been really friendly the community has been fantastic. Nice and close to Llandaff Fields and all the attractions that Pontcanna has to offer.*

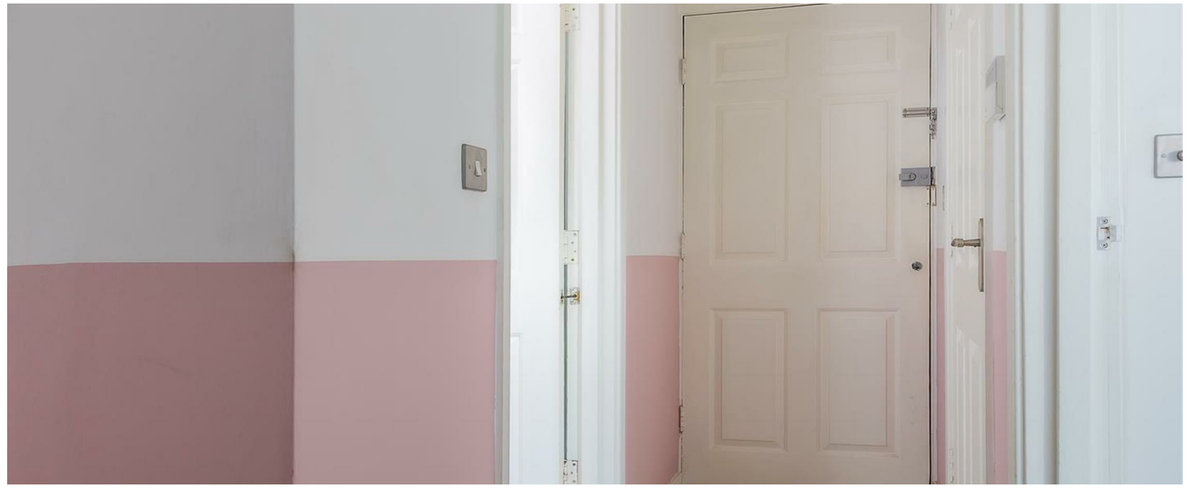
Comments by the Homeowner

## Caernarvon Court




Total Area: 624 ft² ... 58.0 m²

All measurements are approximate and for display purposes only



# Conway Road

*Pontcanna, Cardiff, CF11 9NU*

Asking Price

**£250,000**

2 Bedroom(s) | 1 Bathroom(s) | 624.00 sq ft

Contact our

*Pontcanna Branch*

02920 499680

This charming two-bedroom apartment on Conway Road, Pontcanna offers a perfect blend of comfort and convenience. Spanning an impressive 624 square feet, this well-presented flat is situated within a purpose-built block, ensuring a modern living experience.

Upon entering, you will find a welcoming reception room that provides a delightful space for relaxation and entertaining. The apartment features two spacious bedrooms, ideal for a small family or professionals seeking a comfortable home. The well-appointed bathroom adds to the practicality of the living space.

One of the standout features of this property is its good-sized, communal gardens, perfect for enjoying the outdoors or unwinding after a long day.

For those with a vehicle, the property includes allocated undercroft parking for one car, providing added convenience in this bustling area. With its prime location, this apartment is within easy reach of local amenities, parks, and excellent transport links, making it an ideal choice for anyone looking to embrace the vibrant lifestyle that Pontcanna has to offer.

In summary, this two-bedroom apartment on Conway Road presents a wonderful opportunity for those seeking a stylish and well-located home in Cardiff. Don't miss your chance to make this delightful property your own.

## Hallway

## Storage

## Living Room 16'6" x 11'3" (5.03m x 3.43m)

## Kitchen 14'6" x 6'7" (4.42m x 2.01m )

## Bedroom One 15'2" x 9' (4.62m x 2.74m)

## Bedroom Two 8'6" x 8'3" (2.59m x 2.51m)

## Bathroom

## Outside

The property has extensive and well kept westerly facing communal gardens with a very good size area to lawn with a range of established trees, plants and mature shrubs. The property also features undercroft allocated parking.

## EPC

Rated D

## School Catchment

My English medium primary catchment area is

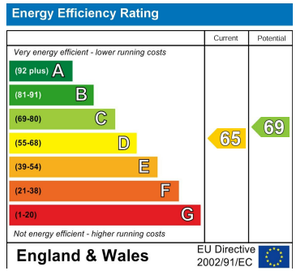
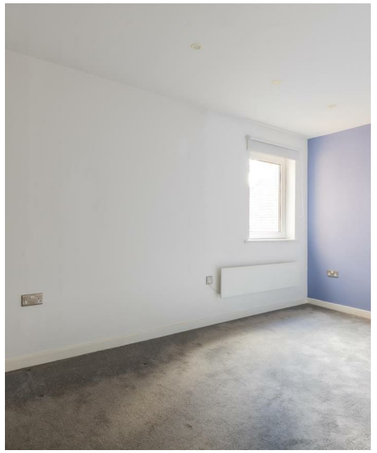
Severn Primary School
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.
My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

## Tenure

We have been advised by our seller client that the property is leasehold with approximately 90 years remaining on the current lease and the annual service charge is £2072 Your legal representative should confirm this.

## Council Tax

The council tax band has been deleted from the Government's website.


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
65
69
England & Wales
EU Directive 2002/91/EC