



THE CRESCENT, CONWAY ROAD

PONTCANNA









## THE CRESCENT, CONWAY ROAD

PONTCANNA, CF11 9QL - £875,000



5 bedroom(s)



3 bathroom(s)



2128.11 sq ft

Nestled in the charming neighbourhood of Pontcanna, Cardiff, this contemporary townhouse offers a perfect blend of style and comfort with striking architecture. Boasting three reception rooms and five bedrooms spread across 2,128 square feet, this property provides ample space for modern living. The house exudes elegance and sophistication, making it a desirable choice for those seeking a touch of luxury. With three bathrooms, convenience is key in this well-designed home. One of the standout features of this property is its large West facing garden and front and rear roof terraces, a rare find in this area. Imagine enjoying sunny afternoons and hosting gatherings in this private outdoor space - the perfect retreat from the hustle and bustle of city life.

In addition to the generous living space and outdoor oasis, residents will benefit from allocated parking and being part of a private community, adding an extra layer of security and exclusivity to the property.

If you are looking for a stylish townhouse in a sought-after location, offering both comfort and convenience, then this property in Pontcanna is a must-see. Don't miss the opportunity to make this house your home and experience the best of Cardiff living.

### PROPERTY SPECIALIST

**Mr Ross Hooper-Nash**

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Director












Energy Efficiency Rating

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

































#### KITCHEN

German engineered rigid handle-less kitchens with composite stone work surfaces with engraved drainer board and up stands. Integrated fridge freezer & dishwasher, double oven, and hob with recessed Bosch extractor fan. Wine cooler, under mount stainless steel sink with chrome mixer tap.

#### BATHROOM(S)

Boutique bathrooms designed by Loosemore/Portabella. Feature wall and floor tiles. Sanitary ware and brassware by Roca/Laufen group. Extra wide shower cubicles with concealed mixers Stunning double wash hand basin with vanity unit to master en-suite.

#### HEATING/LAUNDRY

High efficiency and upgraded Vailant air source heat pump- the latest in Eco-friendly central heating and hot water systems. Underfloor heating throughout thermostatically controlled in each room. Laundry cupboard, plumbed for washing machine and space for dryer.

#### ELECTRICAL/SECURITY

Mood lighting with use of recessed down lighting (kitchen/dining/living) and 5-amp sockets (sitting room). Intruder alarm Full sprinkler system Mains linked smoke detection Chrome switches and sockets TV points wired for Sky+ in sitting room, kitchen and master bed Telephone points in sitting room, kitchen and master bed. Low energy lighting throughout

#### OUTSIDE

External landscaped rear garden including composite decked area, Stone wall and fence boundary, small lawn and planted area. Stunning tiled roof terraces with far reaching views.

#### PARKING

Parking 2 x Allocated Parking Spaces

#### HALLWAY

#### CLOAKROOM WC

#### UTILITY CUPBOARD

#### KITCHEN/DINER/DAY ROOM

5.89m x 6.12m (19'3" x 20'0")

#### SITTING ROOM/STUDY

3.30m x 3.86m (10'9" x 12'7")

#### LANDING

#### LOUNGE

4.81m x 4.40m (15'9" x 14'5")

#### MASTER BEDROOM

3.52m x 3.85m (11'6" x 12'7")

#### DRESSING AREA

#### ENSUITE

2.35m x 2.40m (7'8" x 7'10")

#### ROOF TERRACE

Private terrace to the rear overlooking the garden and accessed via French doors from the master bedroom.

#### 2ND LANDING

#### BEDROOM

4.78m x 3.95m (15'8" x 12'11")

#### BEDROOM

3.17m x 3.65m (10'4" x 11'11")

#### FAMILY BATHROOM

1.89m x 2.98m (6'2" x 9'9")

#### BEDROOM

2.30m x 3.71m (7'6" x 12'2")

#### 3RD LANDING

#### DRESSING ROOM

2.97m x 1.34 (9'8" x 4'4")

#### BEDROOM SUITE

4.93m x 3.43m (16'2" x 11'3")

#### ENSUITE

1.97m x 2.43m (6'5" x 7'11")

#### TERRACE

Accessed off the main bedroom via sliding doors to a private terrace with views across the City.

#### GARDEN

Impressive rear garden that has been landscaped to a high standard to include large patio and composite decked areas, artificial grass and raised planters. External lighting makes this an exceptional garden to entertain in.

#### TENURE

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor,

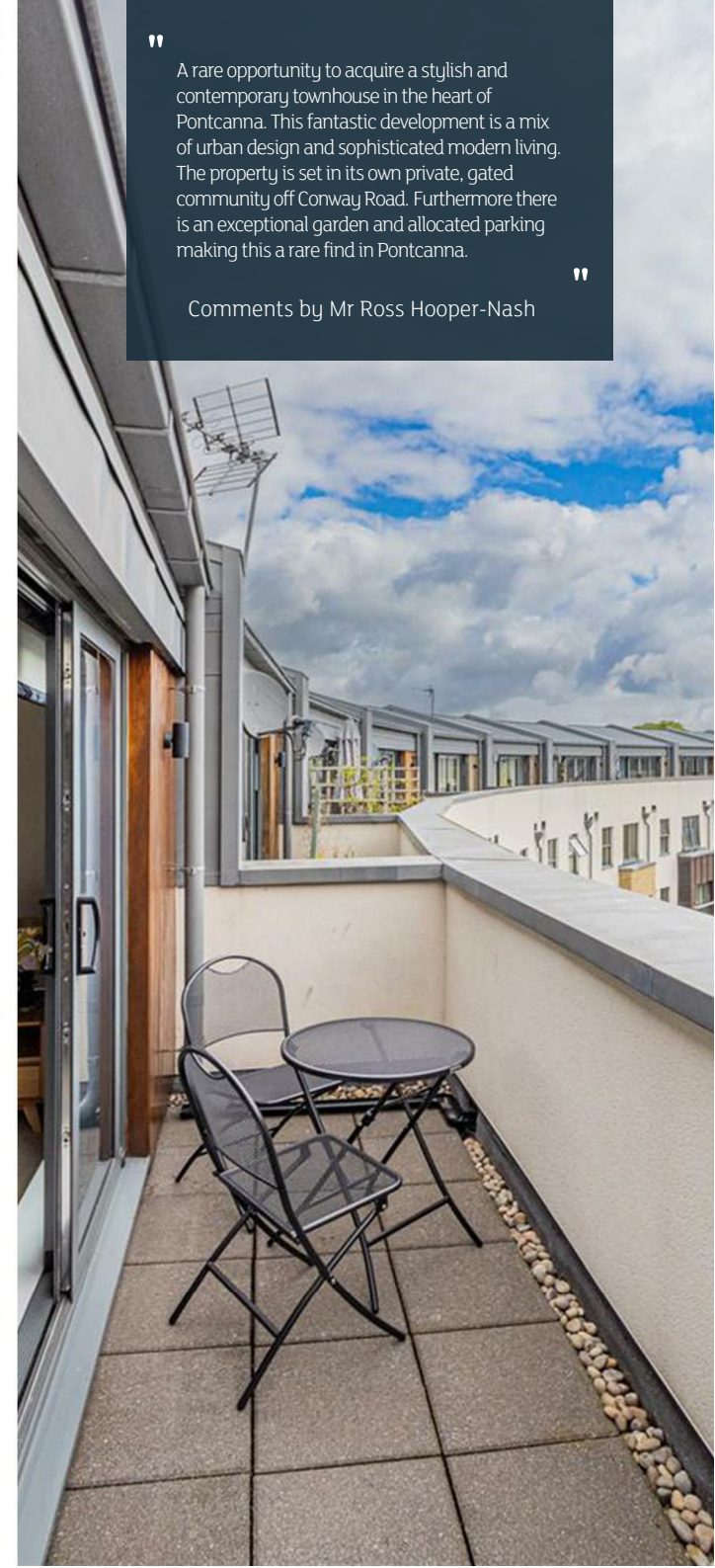
#### COUNCIL TAX

Band - H

#### ADDITIONAL CHARGES

£581.61 annual service charge covers; general area gardening, bin movement, electricity, water, gates, repairs, PLI, management fee, accounts/audit fee etc and a reserve contribution.





"

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.

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Comments by Mr Ross Hooper-Nash

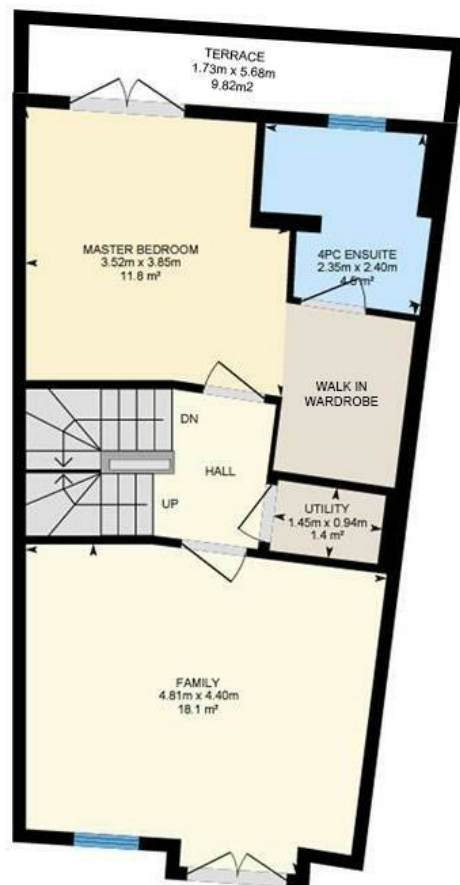


# The Crescent, Pontcanna, CRF

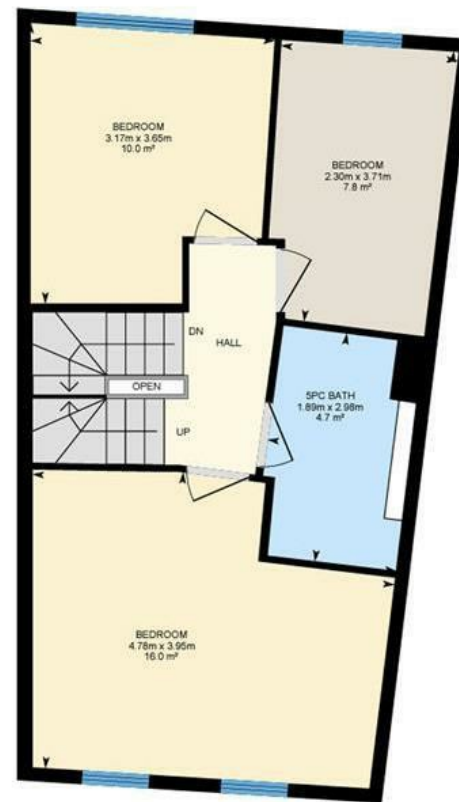
Main Building: Total Interior Area Above Grade 189 m<sup>2</sup>  
Exterior Terrace Area - 15.9 m<sup>2</sup>  
Total Area - 204.90 m<sup>2</sup> / 2,204.72 sqft



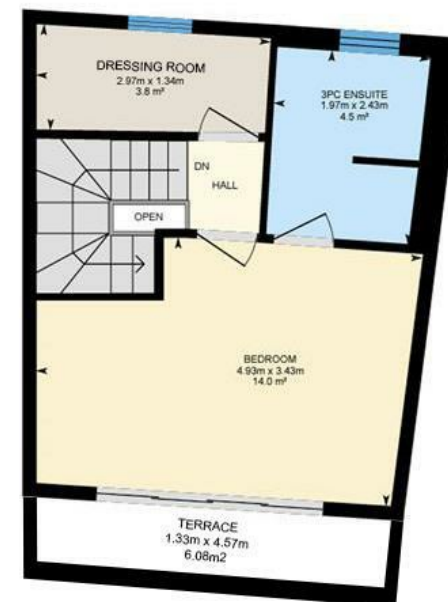
**Ground Floor**  
Interior Area 59.09 m<sup>2</sup>



**1st Floor**  
Interior Area 47.71 m<sup>2</sup>



**2nd Floor**  
Interior Area 47.31 m<sup>2</sup>



**3rd Floor**  
Interior Area 27.77 m<sup>2</sup>



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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Jeffrey Ross