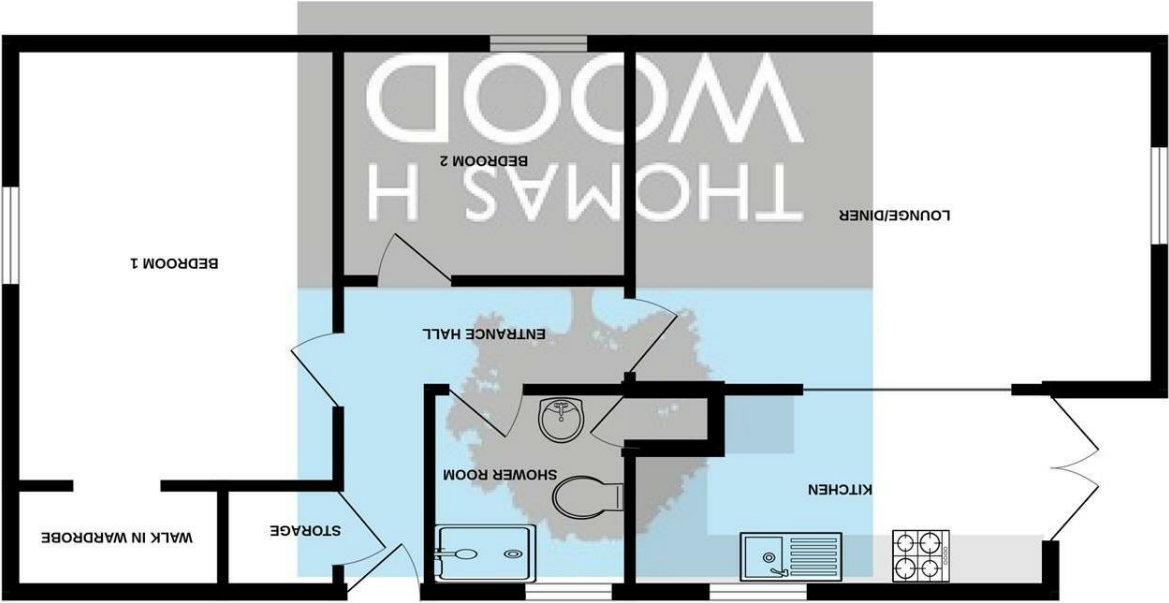


While every attempt has been made to ensure the accuracy of the diagram contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA : 64.4 sq.m. (693 sq.ft.) approx.



GROUND FLOOR
64.4 sq.m. (693 sq.ft.) approx.

Energy Efficiency Rating		
Potential	Current	
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		
EU Directive 2002/91/EC		
England & Wales		

CONTACT

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Flat 4 Caernarvon Court,
Conway Road,
Pontcanna, Cardiff
CF11 9NH

Asking Price £250,000
Flat/Apartment
2 Bedrooms

Tenure - Leasehold

Floor Area - 693.00 sq ft

Current EPC Rating - D65

Potential EPC Rating - C69



A beautifully presented, two double bedroom, ground floor apartment, ideally located on Conway Road in the heart of Pontcanna. This spacious apartment has been very well maintained by the current owner is offered for sale in immaculate order throughout. The property is just a short stroll away from Llandaff Fields and the vibrant selection of restaurants, pubs, coffee shops, and boutique stores of Pontcanna. The accommodation briefly comprises, entrance hallway with ample storage space, a generously sized lounge/diner, a modern kitchen and shower room and two excellent size double bedrooms. The apartment also benefits from delightful communal gardens and allocated parking space for one vehicle. Early viewings are highly recommended.

ENTRANCE

Via hardwood door to hallway. With laminate flooring, useful storage cupboard, painted walls and smooth ceiling with spotlights. Intercom and alarm panel. Doors to all rooms.

LOUNGE/DINER

3.45m x 5.07m (11'3" x 16'7")

A spacious reception room with laminate floor, painted walls, papered feature wall and smooth ceiling with coving. UPVC window to front and electric radiator. Opening to;

KITCHEN

2.08m x 4.41m (6'9" x 14'5")

With a range of wall and base units and complimentary work surfaces over. Ceramic sink with chrome tap. Electric double ovens, four ring electric hob. Slim line dishwasher, washing machine and integrated fridge freezer. With laminate floor, part tiled and painted walls. UPVC window to side aspect and UPVC French doors with Juliette balcony.

BEDROOM ONE

2.71m x 4.34m (8'10" x 14'2")

A generous double bedroom with carpeted floor, painted walls and smooth ceiling with spotlights. Electric radiator and UPVC window to side aspect. Curtain to walk in wardrobe, measuring 1.66m x 0.76m.

SHOWER ROOM

1.90m x 2.10m (6'2" x 6'10")

A modern three piece suite with low level WC, pedestal wash hand basin and double shower with glazed screen. Tiled walls and floor. Door to airing cupboard, UPVC window to side and chrome towel radiator.

BEDROOM TWO

2.53m x 3.04m (8'3" x 9'11")

A comfortable double bedroom with carpeted floor, painted walls, smooth ceiling with spotlights. Electric radiator and UPVC window to side aspect.

OUTSIDE

Underground allocating parking space, plus delightful communal gardens.

COUNCIL TAX

Band E

TENURE

LEASEHOLD

Lease period approx. remaining 92 years.
Service charge approx., £143 per month.

Management company - Seel & Co.

