

Conway Road

Pontcanna | Cardiff | CF11 9NT



Mid Terraced house | Asking Price Of £535,000



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PROPERTY DESCRIPTION

SPACIOUS FOUR BEDROOM HOUSE IN THE HEART OF PONTCANNA
MGY are delighted to bring to market this rarely available four bedroom, mid-terraced house situated in the highly sought after area of Pontcanna. The property has been modernised and extended but has retained some of its gorgeous original features. The property comprises entrance hallway, two reception rooms, kitchen/diner, utility room, four bedrooms and family bathroom. The property further benefits from having newly fitted double glazed windows throughout and a new HIVE gas central heating system installed.

- **Tenure** Freehold
- **Council Tax Band** F
- **Floor Area (approx.)** 1,389 sq. ft
- **Viewing Arrangements**
Strictly by Appointment

LOCATION

MGY are delighted to bring to the market a modern and spacious mid-terraced house in the affluent suburb of Pontcanna which has recently been named one of the 30 most fashionable places to live in the UK by the Sunday Times.

Conway Road is a stone's throw away from the famous Cathedral Road which is a tree lined road where character properties are located within an area of a café culture lifestyle with both a large English population and large Welsh language speaking population as Pontcanna is a popular hotspot for the Welsh-speaking arts and media elite. The area was formerly home to the Welsh studios of HTV and S4C's headquarters.

Located on the edge of the City Centre, Pontcanna gives easy access to the centre for professionals, as well as easy access to Sophia Gardens and Pontcanna Fields which form a large strip of parkland between Pontcanna and the River Taff. The SWALEC Stadium is home to Glamorgan County Cricket Club and the Sport Wales National Centre are located on Sophia Close, within walking distance from the subject properties.

ENTRANCE HALL

Entered via original wooden front door with handmade stained-glass panel above. Original Victorian tiled flooring which has recently been repaired and polished. Traditional coving and dado rail. Power points. Two pendant light fittings. Radiator. Doors to reception rooms, kitchen and cellar. Stairs rising to first floor.

RECEPTION ONE

Newly fitted double glazed sash bay windows. Original floorboards which have been sanded and varnished. Original skirting boards. Coving and pendant light fitting to ceiling. Wrought iron fireplace with original tiled hearth. Power points. TV and telephone point. Radiator.

RECEPTION TWO

Original floorboards. Traditional fitted cupboard to the Chimney recess. Coving and pendant light fitting to ceiling. Original wrought iron fireplace and surround with tiled hearth. Power points. Two openings leading into kitchen/diner.

KITCHEN/DINER

An extended open plan area with laminate flooring and spotlights throughout. Three feature full-length double-glazed windows to side and skylight to ceiling. Fitted with modern high gloss base, wall and drawer units with additional cupboards arranged at the breakfast bar which also accommodates space for stools. Contrasting round edged work surfaces incorporating one and a half composite sink and drainer with hot and cold tap over, and five ring gas hob with extractor hood above. Tiled splashback. Integrated fridge freezer, double oven, and dishwasher. Double glazed French doors with additional door leading into rear garden. Radiator. Power points. Door to utility room.

UTILITY ROOM

Tiled flooring. Spotlights to ceiling. Close coupled WC. Obscure double-glazed window to rear. Wall mounted Glow Worm combi boiler. Extractor fan. Radiator. Round edged worktop incorporating stainless steel sink and drainer with mixer tap over and space for appliances below. Tiled splashback.

FIRST FLOOR

Split level landing with built in original storage cupboard. Carpet to floor. Pendant light fitting. Doors to all bedrooms and bathroom.

CELLAR

Accessed under the stairs. Traditional stone steps leading to storage space. Fitted with electric and lighting.

BEDROOM ONE

Located to the front of the property. Large double glazed bay window to front with additional window. Carpet to floor. Traditional coving. Pendant light fitting. Two alcoves. Power points. Radiator.

BEDROOM TWO

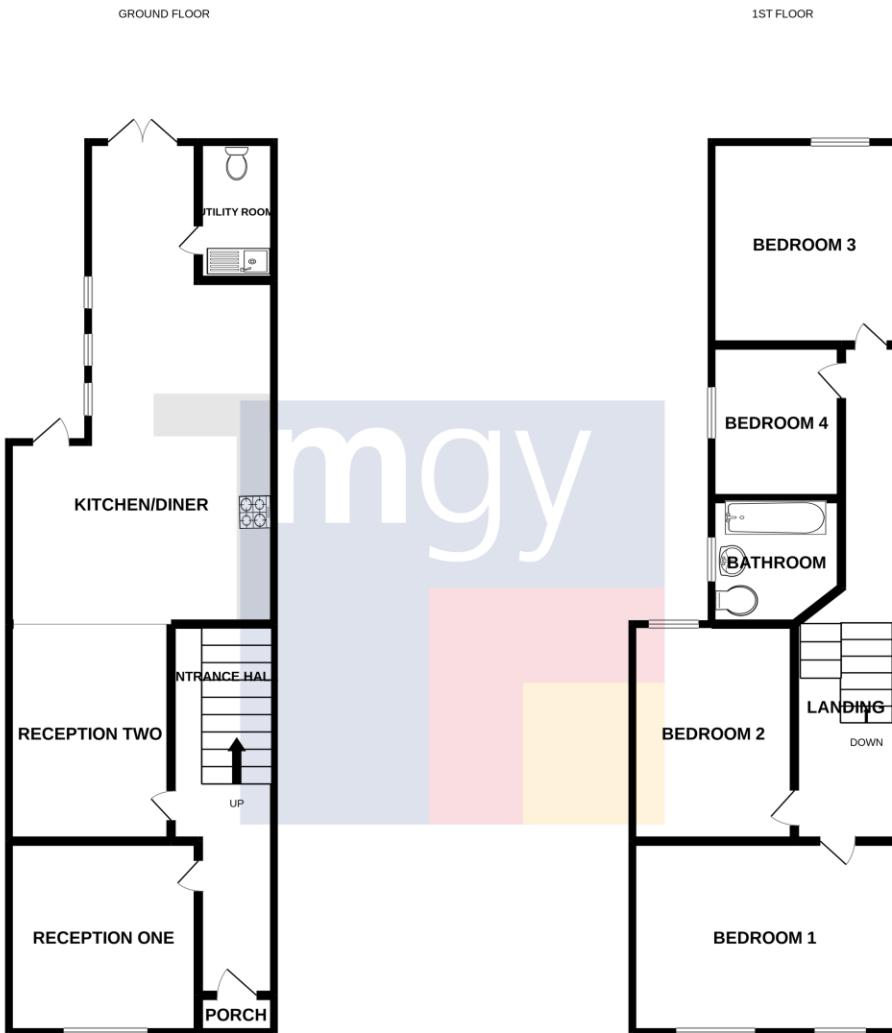
Double glazed window to rear. Carpet to floor. Pendant light fitting. Built in storage to chimney recess. Power points. Radiator.

BEDROOM THREE

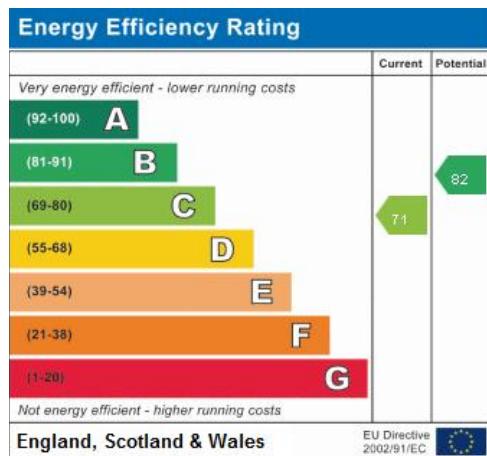
Located to the rear of the property. Carpet to floor. Double glazed window to rear. Radiator. Pendant light fitting. Power points. Access to loft via hatch.



FLOORPLANS AND EPC



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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