

# Caernarfon Court, Conway Road, Cardiff, CF11 9NU



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£240,000**



Apartment



# Property Description

**\*\*FIRST FLOOR APARTMENT WITH PARKING\*\*** Situated in the heart of Pontcanna this purpose built first floor apartment offers entrance hall, lounge, kitchen/diner, two bedrooms and bathroom. The property also has the benefit of delightful communal gardens and allocated undercroft parking space. **\*\*NO CHAIN\*\***

Tenure Leasehold

Council Tax Band E

Floor Area Approx 627 sq ft

Viewing Arrangements  
Strictly by appointment

## LOCATION

Located close to the City Centre, Pontcanna is an area of tree lined streets with numerous cafe's, restaurants, public houses and independent retailers within easy walking distance. The property is within close proximity to Llandaff Fields and Sophia Gardens. There is regular public transport also close at hand.

## ENTRANCE HALL

Entered via wooden door. Cloaks cupboard. Entry phone system.

## LOUNGE

16' 7" x 10' 7" (5.06m x 3.23m)  
A good size lounge with double glazed window to front aspect. Electric heater, tv point and power points. Archway into;

## KITCHEN/DINER

14' 5" x 7' 3" (4.40m x 2.21m)  
Double glazed window to front. Range of wall, base and drawer units with contrasting work surfaces incorporating stainless steel sink unit with mixer tap over. Built in electric hob with stainless steel chimney extractor hood above, electric oven below.

Integrated washing machine and space for fridge freezer. Tiled splashbacks and tiled flooring. Power points.

## BEDROOM ONE

14' 0" x 8' 7" (4.28m x 2.63m)  
Double glazed window to rear. Electric heater. Power points.

## BEDROOM TWO

9' 11" x 7' 10" (3.04m x 2.39m)  
Double glazed window to side aspect. Electric heater. Power points.

## BATHROOM

7' 4" x 7' 3" (2.26m x 2.21m)  
White suite comprising panelled bath, electric shower over, pedestal wash hand basin and WC. Tiled flooring. Extractor fan.

## OUTSIDE

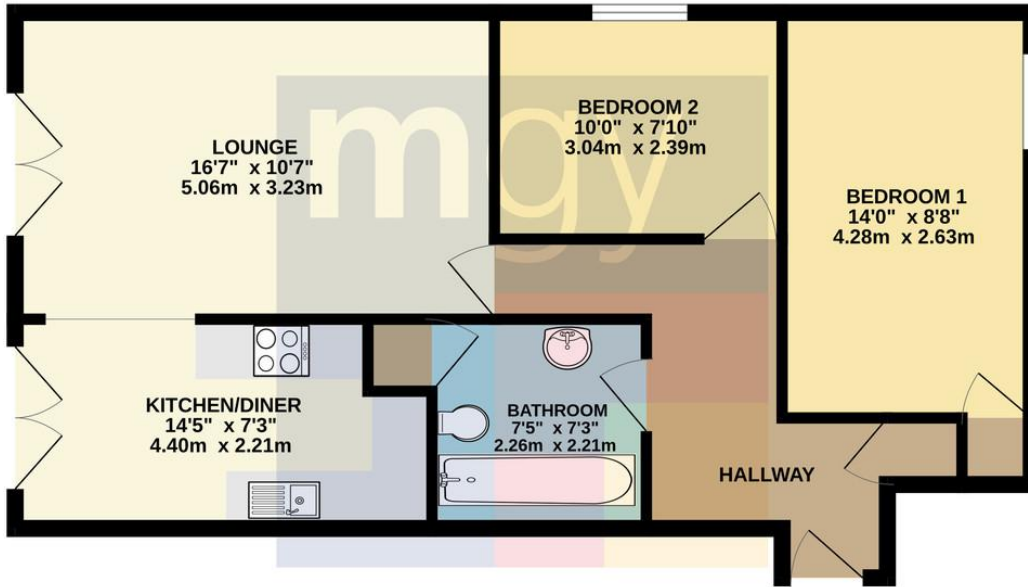
Delightful communal gardens. Allocated undercroft parking space.

Caernarfon Court,  
Conway Road, Cardiff, CF11 9NU

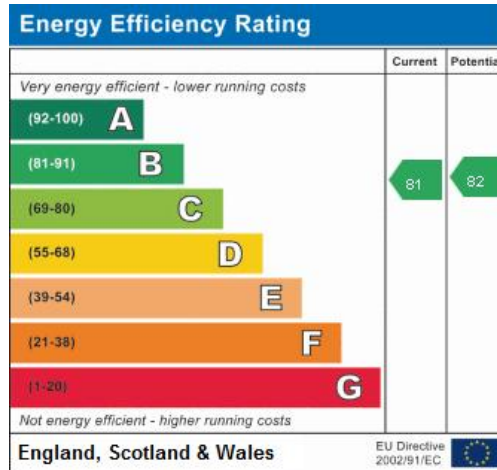


# Caernarfon Court, Conway Road, Cardiff, CF11 9NU

2ND FLOOR  
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.3 sq.m.) approx.



**Pontcanna** 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



[mgy.co.uk](http://mgy.co.uk)

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.