



CONWAY ROAD
PONTCANNA
CARDIFF CF11 9NU

ASKING PRICE OF
£100,000



FIRST FLOOR APARTMENT



WELL PRESENTED, FIRST FLOOR APARTMENT IN THE HEART OF PONTCANNA MGY are delighted to bring to market this one bedroom, first floor, retirement apartment situated in the highly sought after area of Pontcanna. The accommodation briefly comprises entrance hallway, lounge, kitchen, double bedroom and bathroom. The development is perfectly located within walking distance of local amenities which include shops, cafes, restaurants, and Pontcanna Fields. The property further benefits from off-road parking to the rear, beautifully maintained communal gardens, and is chain free.

Viewing highly recommended

TENURE: LEASEHOLD

COUNCIL TAX BAND: B

FLOOR AREA APPROX: 419 SQ. FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from communal hallway. Laminate flooring. Pendant light fitting. Wall mounted electric heater. Doors to two storage cupboards, lounge and bedroom. Power points.

LOUNGE

16' 2" x 9' 1" (4.93m x 2.79m)
Carpet to floor. Double glazed window to front aspect. Pendant light fitting. Wall mounted electric heater. Power points. TV and telephone point. Opening into:-

KITCHEN

7' 5" x 6' 7" (2.28m x 2.02m)
Vinyl flooring. Range of wall, base and drawer units with worktops over incorporating stainless steel sink with mixer tap over. Space for appliances. Tiled splashbacks. Pendant light fitting. Power points.

BEDROOM

12' 0" x 8' 6" (3.67m x 2.61m)
Laminate flooring. Double glazed window to front aspect. Wall mounted electric heater. Fitted wardrobes. Power points. Pendant light fitting.

BATHROOM

5' 8" x 5' 7" (1.75m x 1.71m)
Tiled flooring and partially tiled walls. Walk in shower cubicle with electric powered shower over. WC. Wall mounted wash hand basin with hot and cold tap over. Extractor fan. Pendant light fitting. Towel rail. Built in shelving.

OUTSIDE

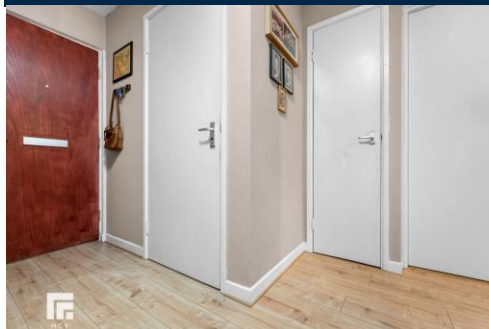
Beautifully maintained communal gardens. Off road parking to rear. Bin store.

TENURE

99-year lease from April 2011.
Service Charge - £200.72 per month

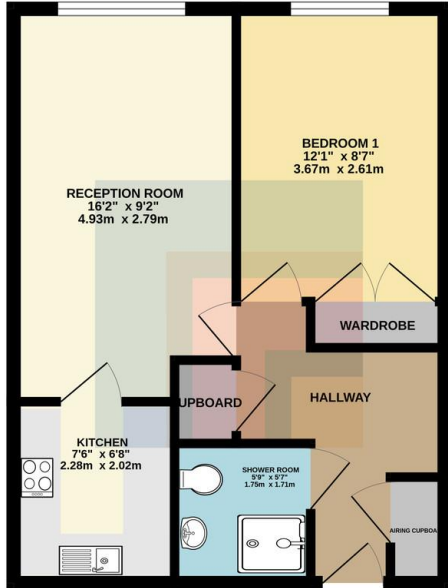


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GROUND FLOOR
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 419 sq.ft. (39.0 sq.m.) approx.
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 misstatement. 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.
Made with floorplan 10/2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PONTCANNA 02920 397152

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