



CONWAY ROAD
PONTCANNA
CARDIFF CF11 9NT

OFFERS IN EXCESS OF
£280,000



TOP FLOOR APARTMENT



2



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****TWO BEDROOM, TOP FLOOR APARTMENT IN THE HEART OF PONTCANNA* *RENOVATED TO A HIGH STANDARD* NO CHAIN**** MGY are delighted to bring to market this two bedroom, top floor apartment located on the much favoured Conway Road in Pontcanna. The accommodation briefly comprises entrance hallway, lounge, kitchen, two bedrooms - one with ensuite shower room, and bathroom. The property further benefits from gas central heating and double glazing throughout and is sold chain free. *Viewing recommended*

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 861 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from communal hallway. LVT flooring. Split level with carpeted runner on stairway. Spotlights. Wall mounted entry system. Doors to all rooms and two storage cupboards, one housing Ideal combi boiler. Skylight. Radiator.

LOUNGE

12' 7" x 13' 7" (3.85m x 4.16m)

Two double glazed window to front aspect overlooking the tree-lined street. Original feature fireplace. Carpeted flooring. Pendant wall and ceiling lighting. Radiator. TV and telephone point.

KITCHEN

6' 11" x 7' 10" (2.11m x 2.41m)

Impressive contemporary fitted kitchen accessed through fitted pocket door. Double glazed window to side aspect. Continuation of LVT flooring. Shaker style kitchen with a range of wall, base and drawer units with contrasting worktops over incorporating inset sink with mixer tap over, four ring ceramic hob with extractor above. Integrated appliances such as dishwasher, fridge/freezer, electric oven and washing machine. Tiled splashback. Spotlights.

BEDROOM ONE

12' 11" x 10' 2" (3.96m x 3.12m)

Three double glazed windows - two to rear aspect and one to side aspect. Carpeted flooring. Fitted wardrobe. Pendant light fitting. Radiator.

BEDROOM TWO

12' 9" x 11' 6" (3.90m x 3.51m)

Double glazed window to rear aspect. Carpeted flooring. Two built in storage cupboards. Pendant light fitting. Radiator. Door to:-

ENSUITE

Immaculate modern ensuite comprising: Walk in corner shower cubicle with mains powered rainfall shower above with additional handheld shower attachment. WC. Vanity wash hand basin with mixer tap over, storage beneath and mirror over. Heated towel rail. Tiled flooring and fully tiled walls. Spotlights.

BATHROOM

6' 10" x 5' 11" (2.09m x 1.81m)

Excellent modern suite accessed through fitted pocket door, comprising: Panelled bath with hot and cold mixer tap over and mains powered rainfall shower above with additional handheld shower attachment. WC. Vanity wash hand basin with mixer tap over and storage beneath. Obscure double glazed uPVC window to side aspect. Tiled flooring and fully tiled walls. Heated towel rail. Spotlights.

OUTSIDE

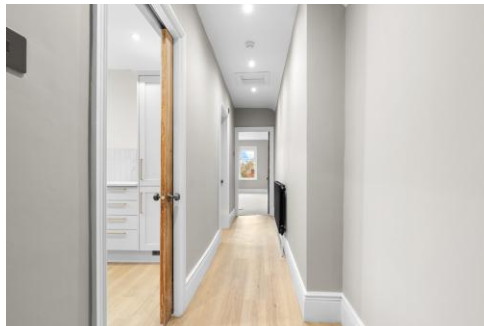
On road parking to the front.

TENURE

MGY are advised that the property is LEASEHOLD with a service charge of approx. £2,088.98 per annum. Ground rent is PEPPERCORN. The lease length is 125 years from 2004.

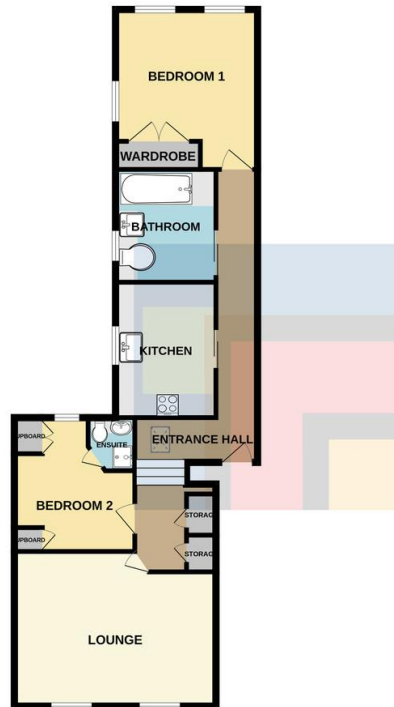


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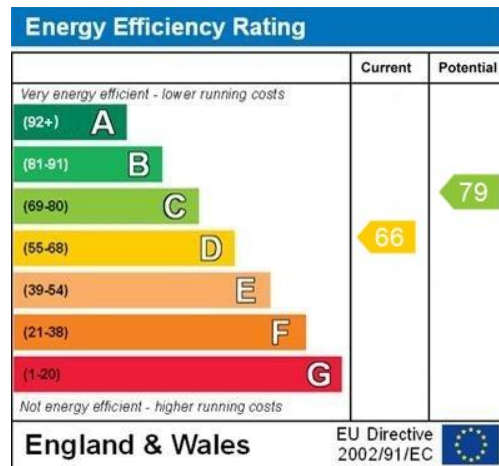


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TOP FLOOR



While 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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