Conway Road

PONTCANNA, CF11 9QN

GUIDE PRICE £480,000

Hern & Crabtree



Conway Road

Tucked away within the exclusive Conway Mews development, this elegant three-bedroom townhouse offers a refined lifestyle in one of Cardiff's most desirable enclaves. One of just eight architecturally designed homes, this residence combines the timeless appeal of a London-style mews with the warmth of traditional brick facades that echo the surrounding Victorian architecture.

Step inside to discover a thoughtfully crafted living space where natural light pours in through full-width bi-folding doors, opening onto a private rear courtyard. The open-plan ground floor is perfect for modern living – from the sophisticated kitchen with integrated appliances and statement cabinetry, to the inviting lounge and dining areas that flow effortlessly for both quiet evenings and social gatherings. A utility cupboard and discreet cloakroom complete the functionality of this level.

On the first floor, you'll find two generously sized double bedrooms, each with bespoke built-in wardrobes, and a beautifully appointed, fully tiled bathroom suite that brings to mind the finish of a boutique hotel.

Ascend to the top floor to find the true highlight of the home – the principal suite. Spanning the entire level, it offers a tranquil retreat with a large en-suite shower room, sleek mirrored wardrobes, and a private full-width roof terrace screened by contemporary opaque glass. It's the perfect spot to enjoy your morning coffee as the city slowly stirs to life.

Further features include underfloor heating on all three levels, solar panel-heated water for efficiency, private off-road parking, and a brick-built external storage unit – an ideal solution for bikes, garden tools or outdoor gear.

Finished to an exceptional standard throughout, this is a home that balances architectural interest with energy-conscious design, all set within a secure and intimate development.











Approx 994.00 sq ft

Council Tax Band: F

Front
Storm porch. Off street parking. Brick-built storage unit.

Entrance
Double glazed composite to the front elevation. Wooden flooring. Stairs rising up to the first floor.

Kitchen/Lounge/Diner
24'10" max x 10'2" max
Open plan kitchen, diner and living room.

Kitchen area
Double glazed window to the front elevation. The kitchen is laid with a selection of wall and base units with quartz worktops over. Induction hob with cooker hood over. Integrated oven. Integrated microwave oven. Integrated fridge freezer. Stainless steel one and a half bowl sink and drainer with mixer tap. Integrated full length dishwasher. Continuation of wooden flooring.

Dining/living area
Bi-folding doors leading to the rear garden. Multimedia points. Built in slim storage cupboard with electric fuse board and power point.

Utility Cupboard
Plumbing for washing machine. Power.

Cloakroom
5'4" max x 4'4" max
Double glazed obscure window to the rear elevation. Wall hung W/C. Wall hung wash hand basin and vanity cupboard. Part tiled walls. Tiled flooring.

Landing
Wooden stairs rising up from the entrance hall. Wooden handrail. Glass balustrade. Stairs rise up to the second floor.

Bedroom Two
13'4" max x 11'10" max
Double glazed window to the rear elevation with part obscure glazing. Built in wardrobe.

Bedroom Three
11'4" max x 8'1" max
Double glazed window to the front elevation. Built in wardrobe. Airing cupboard with hot water tank and boiler.

Bathroom
6'10" max x 5'5" max
Wall hung W/C. Wall hung wash hand basin and vanity cupboard. Bath with plumbed shower over and rainfall shower head. Glass splash-back screen. Tiled walls. Tiled flooring. Shaver point. Extractor fan. Heated towel rail.

Second Floor Landing
Wooden stairs rising up from the first floor landing. Wooden handrail. Glass balustrade.

Bedroom One
12'10" max x 10'10" max
Double glazed sliding doors leading to the sitting balcony. Fitted wardrobe.

En Suite
14'2" max x 5'5" max
Double glazed window to the front elevation. Wall hung W/C. Wall hung twin wash hand basin and vanity cupboard. Shower quadrant with plumbed shower over, rainfall shower head and glass splash-back screen. Bath with mixer tap. Tiled walls. Tiled flooring. Shaver point. Extractor fan. Heated towel rail.

Balcony
Glass balustrade. Paving and stone chippings.

Garden
Enclosed rear garden. Landscaped with stone patio and astro turf lawn. Timber fencing. Outside power point. Outside cold water tap. Outside light.

Added Information
Underfloor heating throughout the property. Solar panels. Electric car charging point.

Conway Mews Management
Future buyers will also become a stakeholder in the Conway Mews Management Company, this includes a monthly fee of £50 - which is varied on agreement of residents depending on the use of the fee. Normally this includes maintenance of the land or common work on all the houses, along with any needed legal expenses. The common land at the mews is managed by Seel&Co and three of the residents are directors of the Management Company of Conway Mews.

So if any work was needed on the access road then it would be a decision made by the residents and managed by Seel&Co. For example, the white line and street sign at the end of Conway Mews were facilitated by Conway Mews residents.

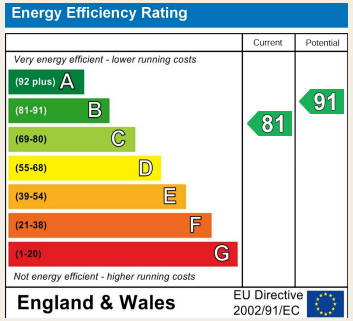
Additional Information
Freehold. Council Tax Band F (Cardiff). EPC rating TBC.

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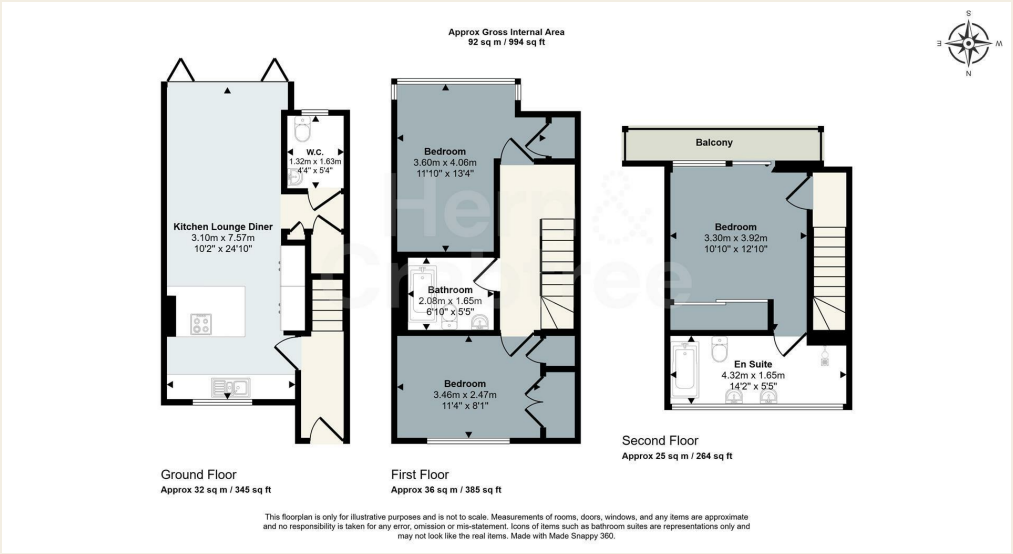


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