

FOR SALE

Conway Road

Pontcanna, Cardiff, CF11 9NU

PONTCANNA, CARDIFF

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OFFERS OVER

£650,000

4 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

1,603 SQ FT





*Fantastic position on this tree-lined street.
Short walk to Llandaff Fields and the
popular Pontcanna amenities.*



RUBY LEDLEY
SALES VALUER · PONTCANNA



THE PROPERTY

This beautifully presented four-bedroom, three-storey home is ideally positioned on one of Pontcanna's most sought-after tree-lined avenues, offering spacious and versatile accommodation in an exceptional location. The property welcomes you through an inviting entrance hallway, leading to a bright and elegant lounge/dining room featuring a charming bay window and a cosy log-burning stove, creating the perfect space for both relaxing and entertaining. A convenient downstairs W/C is tucked neatly beneath the staircase. To the rear, a contemporary fitted kitchen/diner boasts stunning herringbone flooring and dining space, with sliding patio doors opening onto a delightful south-west facing garden, ideal for enjoying afternoon and evening sunshine.

The first floor offers three well-proportioned bedrooms, the front bedroom features attractive bay windows and newly fitted built-in wardrobes, along with a stylish modern family bathroom. Occupying the entire top floor, the impressive principal bedroom provides a peaceful retreat, complete with its own en-suite shower room.

Further benefits include gas central heating, double glazing throughout and new boiler fitted 2025.

The location is undoubtedly one of the property's standout features. Situated in the heart of Pontcanna, residents can enjoy an enviable lifestyle with an array of acclaimed restaurants, including Michelin-starred dining, traditional pubs, independent cafés, boutique shops, and vibrant local markets all just moments from the doorstep. Cardiff city centre, home to the iconic Principality Stadium and historic Cardiff Castle, is approximately a 25-minute stroll away through the picturesque grounds of Bute Park, offering the perfect balance of urban convenience and green open space.

KEY FEATURES

4 BEDROOMS

NO CHAIN

GREAT LOCATION

WELL PRESENTED THROUGHOUT



INSIDE



INSIDE



OWNERS' COMMENTS

Loves the character of the build. The living / dinning area with log burner makes this a particularly warm and cosy winter space. Whilst the extended kitchen provides light to the property and a lovely communal area making the most of the south west facing aspect of the garden with glass sliding doors opening on to the rear garden

THE OWNERS

PONTCANNA, CARDIFF



ACCOMMODATION

ENTRANCE HALL	6.63 x 1.49
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LOUNGE/DINER	8.57 x 3.59
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KITCHEN	5.34 x 2.85
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DINER	2.29 x 2.76
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BEDROOM	4.87 x 4.62
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BEDROOM	3.57 x 3.31
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BATHROOM	2.73 x 1.88
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BEDROOM	2.54 x 2.83
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BEDROOM	3.76 x 4.96
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COUNCIL TAX BAND

G

SCHOOL CATCHMENTS

English medium primary catchment area is Severn Primary School

English medium secondary catchment area is Fitzalan High School

Welsh medium primary catchment area is Ysgol Gymraeg Pwll

Coch Welsh medium secondary catchment area is Ysgol Gyfun

Gymraeg Plasmawr

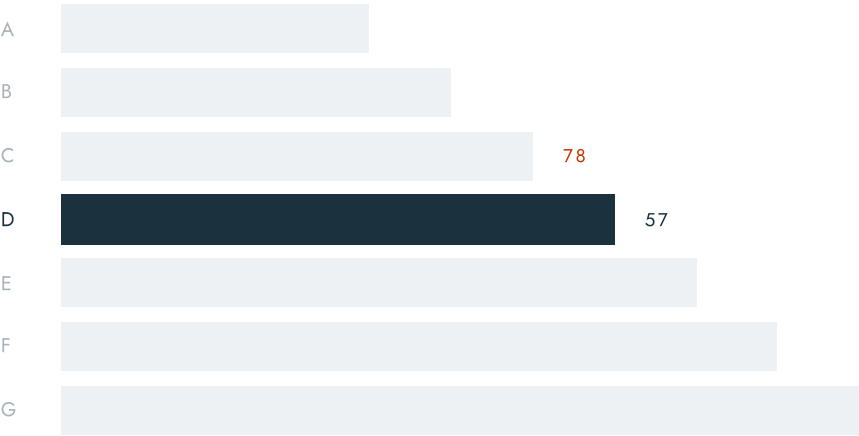
FLOORPLAN



Not to scale. Measurements are approximate and for illustration only.

Energy efficiency

Currently band D, with the potential to reach band C.



Rating 57 · potential 78. The full certificate is available on request and on the property’s page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE
INTERNAL AREA	1,603 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND G · ABOUT £3,355 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	57 · POTENTIAL 78

COME AND SEE IT

Arrange a viewing

*Our Pontcanna team can arrange a private viewing,
usually within days – call 029 2049 9680.*



Ruby Ledley

SALES VALUER

PONTCANNA BRANCH

029 2049 9680

223–225 CATHEDRAL ROAD, PONTCANNA, CARDIFF,
CF11 9PP



SCAN TO SEE WHAT'S
NEAR YOU

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 223–225 Cathedral Road, Pontcanna, Cardiff, CF11 9PP. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyyross.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU