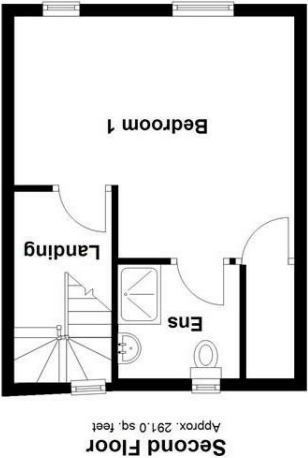
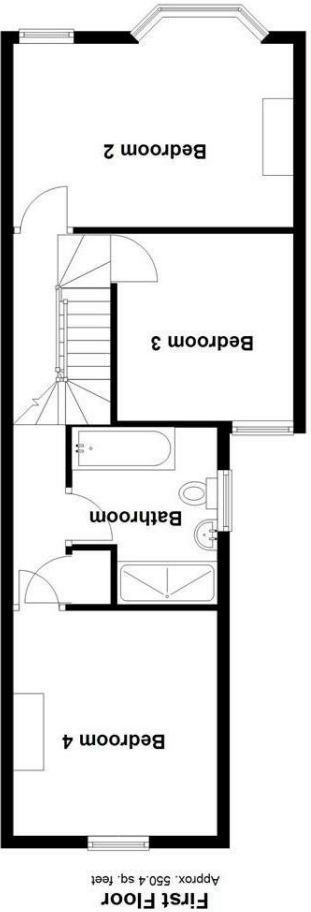
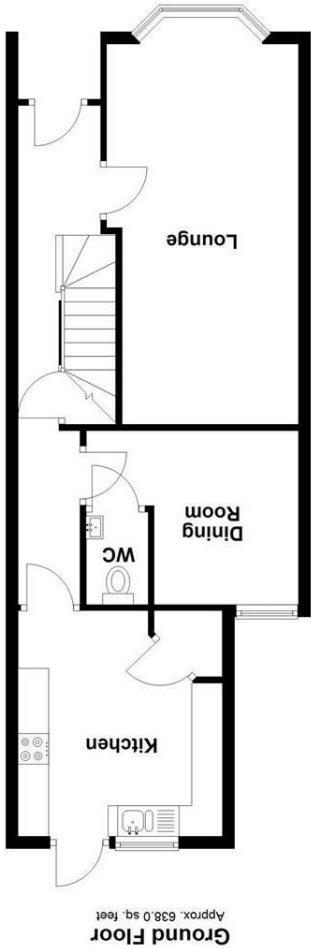


Total area: approx. 1479.4 sq. feet



Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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50 Romilly Road,
Canton, Cardiff
CF5 1FN



Offers In Excess Of
£395,000
House - End Terrace
4 Bedrooms

Tenure - Freehold
Floor Area - 1479.40 sq ft
Current EPC Rating - E54
Potential EPC Rating - C78



This is a fantastic opportunity to acquire a charming three-storey, four-bedroom end-of-terrace house located in the highly sought-after residential area of Canton, just a stone's throw from Thompsons Park. With a wealth of amenities nearby, including local schools, shops, and parks, as well as excellent bus routes and road links, this property is ideally positioned for convenience and ease of living. The well-proportioned accommodation comprises a welcoming entrance hallway, a spacious through living room, a separate dining room, a cloakroom, and a kitchen on the ground floor. The first floor features three double bedrooms and a stylish wet-room bathroom. On the second floor, you'll find a double bedroom and a modern en-suite shower room. Additional benefits include double glazing, a modern Baxi combination boiler, a resin forecourt to the front, and a private enclosed garden to the rear. The property also offers the bonus of a cellar. The ground floor was rewired in 2024. This home provides an excellent blend of space, comfort, and location, making it an ideal choice for family living.

HALLWAY
Via partially glazed stain glass UPVC front door to hallway. With painted walls, textured ceiling and two radiator panels. Doors to all rooms and stairs to the first floor.

LOUNGE
2.90m x 6.51m (9'6" x 21'4")
A generous principal reception room with carpeted floor, painted walls and textured ceiling with coving. Feature open fireplace with cast iron surround, fitted shelving, UPVC bay window, USB sockets and radiator panel.

DINING ROOM
3.45m x 2.95m (11'3" x 9'8")
With LVT floor, painted walls and smooth ceiling with coving. UPVC window side return and radiator panel.

WC
1.00m x 1.40m (3'3" x 4'7")
With a low level WC and wash hand basin vanity unit.

KITCHEN
3.33m x 3.67m (10'11" x 12'0")
With a range of wall and base units and contrasting work surfaces over. Wall mounted Baxi combi boiler (approximately 3 years old) Space for free standing appliances. Radiator panel, USB sockets, extractor fan. Corner pantry and UPVC window and door to the rear garden.

LANDING
Via carpeted staircase to split level landing. Doors to all rooms and stairs to second floor. Two radiator panels. Storage cupboard and Loft access.

BEDROOM ONE
4.19m x 3.69m (13'8" x 12'1")
Overlooking the front aspect to the property with laminate floor, painted walls and smooth ceiling with coving. UPVC bay window and second UPVC window and radiator panel.

BEDROOM TWO
2.95m x 2.96m (9'8" x 9'8")
With carpeted floor, painted walls and smooth ceiling. UPVC window to side return and radiator panel.

BEDROOM THREE
3.43m x 3.67m (11'3" x 12'0")
Overlooking the rear aspect of the property with laminate floor, painted walls, and smooth ceiling. UPVC window and radiator panel.

SHOWER ROOM
2.21m x 2.91m (7'3" x 9'6")
A generous four piece bathroom with large panelled bath, wash hand basin vanity unit with enclosed WC. Walk-in shower with glazed shower screen and electric shower. UPVC window to side aspect, chrome towel radiator, laminate tiled walls and wet room flooring.

LANDING
Via carpeted staircase to landing with painted walls, radiator panel, roof window and door to master bedroom.

MASTER BEDROOM
4.66m x 4.00m (15'3" x 13'1")
A generous master bedroom with laminate floor, painted walls and smooth ceiling. Fitted bookshelves along one side, UPVC window to the front, roof window to the front and useful storage cupboard. Radiator panel & loft access.

SHOWER ROOM
2.00m x 1.99m (6'6" x 6'6")
With wash hand basin vanity unit and enclosed WC. Shower cubicle with electric shower, roof window and towel radiator.

OUTSIDE FRONT
Brick wall and wrought iron gate and fence. Resin forecourt. Mains power point and porch light. On street parking to the side and opposite.

REAR
A low maintenance rear garden with paved patio and raised beds. Power socket and light.

TENURE
This property is believed to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX
Band F

