

# St Winefride's, Romilly Crescent,

Pontcanna, Cardiff, CF11 9FA



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£350,000**



First Floor Apartment



# Property Description

**\*\*NO CHAIN\* \*MODERN AND SPACIOUS, TWO DOUBLE BEDROOM APARTMENT IN THE HEART OF PONTCANNA\*\*** MGY are delighted to bring to market this immaculately presented secure gated, two double bedroom, first floor apartment located in the highly sought after area of Pontcanna. The property is situated within a short walk of Sophia Gardens, Cardiff City Centre and all of the amenities of Pontcanna. The property briefly comprises entrance hallway, open plan lounge/kitchen/dining room, two double bedrooms - master en-suite, and shower room. The property further benefits from allocated secure gated parking, double glazing throughout, and has no onward chain. \*Viewing highly recommended\*

Tenure Leasehold

Council Tax Band F

Floor Area Approx 982 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via solid wood front door into hallway. Video intercom entry system. Luxury Vinyl Tile flooring (LVT). Doors to all rooms. Double doors leading to spacious storage cupboard housing the hot water tank and new washing machine. Downlights.

## LOUNGE/KITCHEN/DINER

18' 4" x 23' 0" (5.60m x 7.02m)  
Open plan living and kitchen space. Large double glazed uPVC sliding doors with glass Juliet balcony plus additional double glazed uPVC window to rear aspect with fitted wooden shutter blinds. A well appointed modern kitchen fitted with a range of base and eye level touch to open units incorporating double stainless steel sink and drainer with complementary granite work surfaces. Fitted Bosch electric oven, microwave and four ring electric hob with extractor fan over. New integrated fridge/freezer, dishwasher, and separate wine cooler. Luxury Vinyl Tile flooring (LVT). Two electric radiators. TV point. Downlights.

## BEDROOM ONE

8' 8" x 16' 7" (2.65m x 5.06m)  
Double glazed uPVC French doors with fitted blinds leading to Juliet balcony. Spacious double bedroom. Luxury Vinyl Tile flooring (LVT). Wall mounted electric heater. Door to dressing room. Fitted light pendant. TV point. PowerPoints. Door to:

## ENSUITE

Excellent modern suite comprising: panelled bath, with mains shower over and glass shower screen, contemporary wash hand basin with vanity cupboard underneath and mixer tap over. W.C. Large wall mounted mirror. Two obscure double glazed uPVC windows with fitted wooden shutter blinds. Tiled flooring. Part tiled walls. Heated towel rail. Shaver point. Extractor fan. Spotlights.

## DRESSING ROOM

Large dressing room, with ample storage space.

## BEDROOM TWO

10' 5" x 12' 10" (3.18m x 3.93m)  
Double glazed uPVC window with fitted wooden shutter blinds. Double bedroom. Luxury Vinyl Tile flooring (LVT). Wall mounted electric heater. Fitted light pendant. PowerPoints.

## SHOWER ROOM

6' 10" x 5' 6" (2.10m x 1.70m)  
Modern low level WC, wash hand basin with fixed mirrored vanity cupboard above. Fitted shower cubicle with mains rainfall shower over and separate fixture. Part tiled walls and splashbacks. Luxury Vinyl Tile flooring (LVT). Heated towel rail. Shaver point. Spotlights. Extractor fan.

## PARKING

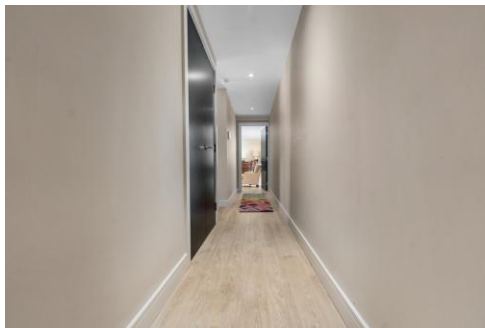
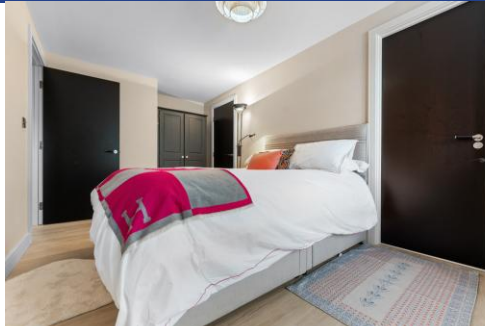
One allocated secure gated parking space.

## TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2014. Service charges of £1,500 per annum, which includes onsite security, regular cleaning, building and grounds maintenance, an allocated secure gated parking space. Ground rent £150 per annum.

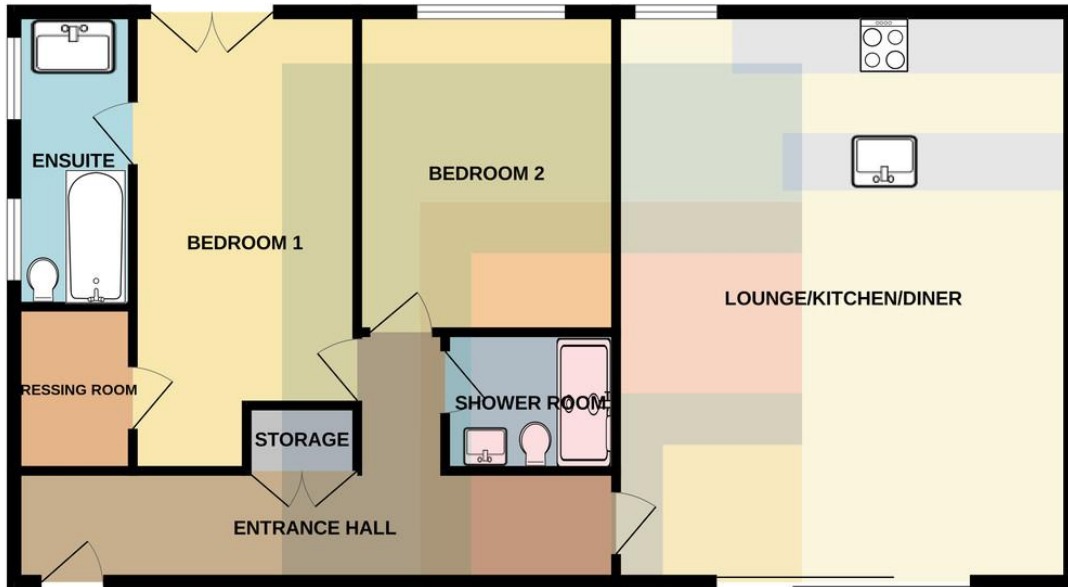


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## FIRST FLOOR



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	54
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Pontcanna 02920 397152**

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