

St Winefrides,
Romilly Crescent,
Pontcanna, CF11 9FA

Asking Price Of

£225,000



Estate Agents and
Chartered Surveyors



Second Floor Apartment



Property Description

****MODERN APARTMENT WITHIN A SECURE GATED COMPLEX**** MGY are delighted to bring to market this immaculately presented, second 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/diner, one double bedroom, and bathroom. The property further benefits from allocated secure gated parking, double glazing throughout, and electric heating. ***Viewing highly recommended***

Tenure Leasehold

Council Tax Band E

Floor Area Approx 474 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via front door leading from communal hallway. Laminate flooring. Spotlights. Wall mounted video entry system. Doors to all rooms, and storage cupboard which houses the washing machine and tumble dryer. Power points.

OPEN PLAN LOUNGE/KITCHEN

25' 4" x 10' 8" (7.73m x 3.27m)
Continuation of the laminate flooring. Two wall mounted electric heaters. Spotlights. Double glazed French doors opening to Juliet balcony. Power points. Telephone and TV point. Modern fitted kitchen with worktops over incorporating inset stainless steel sink with drainer and mixer tap over, and electric hob with oven beneath and extractor above. Tiled splashback. Integrated BOSCH appliances such as dishwasher, fridge/freezer and wine cooler. Power points.

BATHROOM

5' 10" x 5' 10" (1.80m x 1.78m)
Tiled flooring. Vanity wash hand basin with mixer tap over and storage beneath. WC. Chrome heated towel rail. Spotlights. Wall mounted mirror. Panelled bath with mixer tap over and mains powered shower above. Shaver point.

BEDROOM

14' 9" x 8' 11" (4.52m x 2.72m)
Carpet to floor. Double glazed window to front. Built in sliding wardrobes. Pendant light fitting. Wall mounted electric heater. Power points.

PARKING

One allocated secure gated parking space.

TENURE

MGY are advised that the property is leasehold with 110 years remaining. Service charge - approx. £1700 per annum - which includes onsite security, regular cleaning, building and grounds maintenance and an allocated parking space.

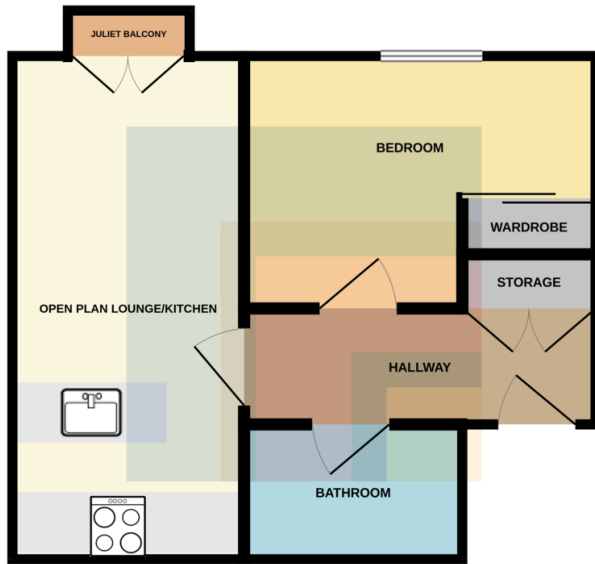
Ground rent £150 per annum.

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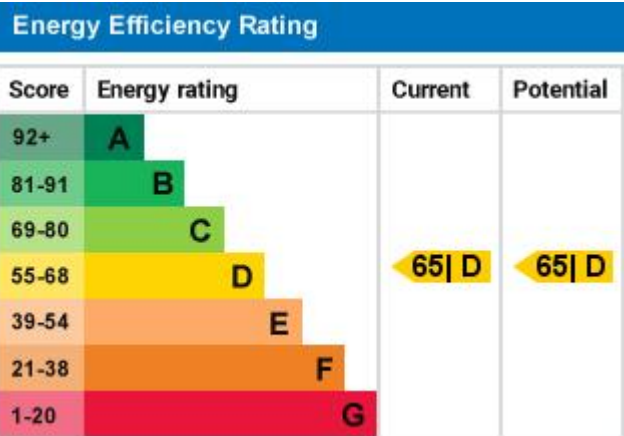


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SECOND FLOOR



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 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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