

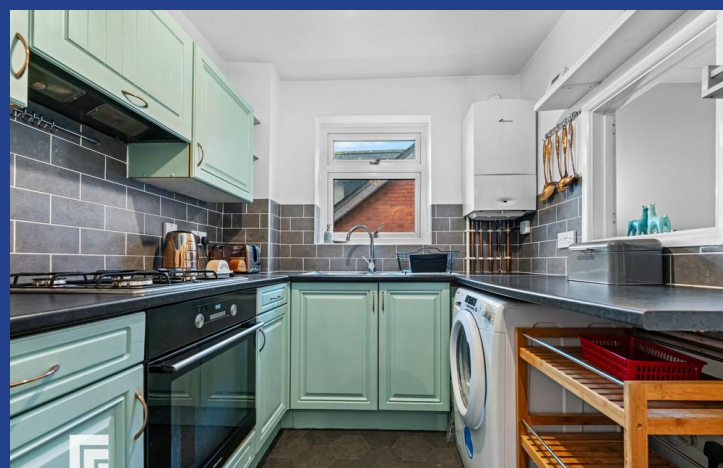
Parkside Court,  
Romilly Road,  
Canton, CF5 1FB



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£190,000**



Second Floor Apartment

- 2
- 1
- 1
- 1

# Property Description

\*PERFECT FOR FIRST TIME BUYERS & INVESTORS - BEAUTIFULLY PRESENTED, SECOND FLOOR APARTMENT\* MGY are delighted to bring to market this two double bedroom, second floor apartment located on the much favoured Romilly Road, Canton. The accommodation briefly comprises entrance hallway, lounge/diner, kitchen, two double bedrooms and bathroom. The property further benefits from an allocated off-road parking space, gas central heating and double glazing throughout.

Tenure Leasehold

Council Tax Band C

Floor Area Approx 452 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via front door leading from communal hallway. Laminate flooring. Pendant lighting. Power points. Radiator. Doors to all rooms and storage cupboard.

## LOUNGE/DINER

8' 11" x 15' 10" (2.72m x 4.84m)  
Continuation of laminate flooring. Double glazed window to front aspect. Pendant light fitting. Radiator. Power points. TV and telephone point.

## KITCHEN

6' 6" x 8' 1" (2.00m x 2.47m)  
Vinyl flooring. Modern fitted kitchen with a range of wall, base and drawer units and worktops over incorporating four ring gas hob with extractor above and oven beneath and stainless steel 1.5 sink with hot and cold tap over. Space for washing machine and fridge/freezer. Tiled splashback. Double glazed window to side aspect. Opening hatch into lounge/diner. Pendant light fitting. Wall mounted boiler.

## BEDROOM ONE

9' 10" x 8' 6" (3.02m x 2.61m)  
Laminate flooring. Double glazed window to front aspect. Radiator. Pendant light fitting. Power points.

## BEDROOM TWO

8' 11" x 8' 3" (2.73m x 2.54m)  
Laminate flooring. Double glazed window to rear aspect. Pendant light fitting. Power points. Radiator.

## BATHROOM

5' 4" x 6' 3" (1.64m x 1.91m)  
Tiled flooring and walls. Pendant light fitting. White three-piece-suite comprising vanity wash hand basin with mixer tap over and storage beneath, WC, panelled bath with hot and cold tap over and drench shower above with additional handheld attachment. Chrome heated towel rail. Extractor fan.

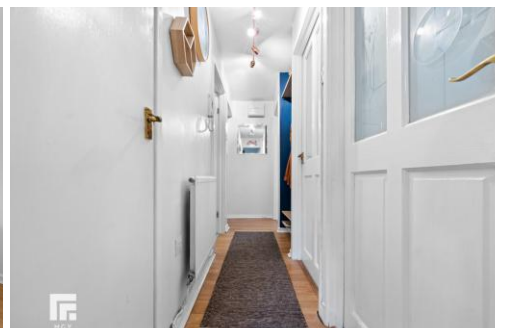
## OUTSIDE

One allocated, off-road parking space in a gated car park.

## TENURE

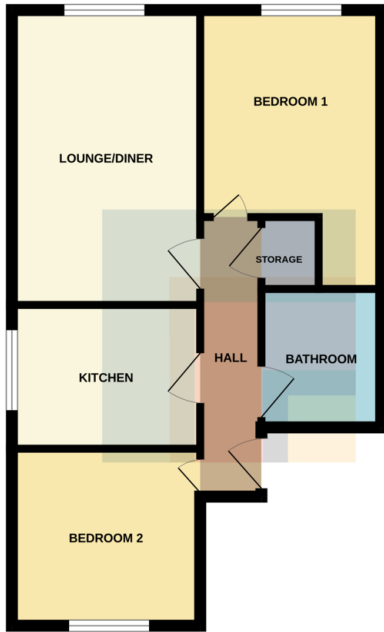
MGY are advised that the property is LEASEHOLD with a term of 983 years left on the lease. There is a service charge of approx. £180 per month (£2171.10 per annum) and a peppercorn ground rent.

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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 misstatement. 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**mgyc.co.uk**

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