



ROMILLY CRESCENT  
PONTCANNA  
CARDIFF CF11 9PE

ASKING PRICE OF  
**£349,950**



MID TERRACED HOUSE



**2**



**2**



**2**



**1**

\*RARELY AVAILABLE AND CHAIN FREE, TWO BEDROOM, MID TERRACED HOUSE IN THE HEART OF PONTCANNA\* MGY are delighted to bring to market this immaculately presented, two double bedroom, mid-terraced house situated on the popular Romilly Crescent in Canton. The accommodation is split over three floors and briefly comprises entrance hallway, lounge/kitchen/diner, utility, two bedrooms - master ensuite and family bathroom. The property further benefits from one allocated parking space within a secure gated car park, gas central heating and double glazing throughout. \*Viewing highly recommended\*

#### ENTRANCE HALL

Entered via front door leading from car park. Laminate flooring. Radiator. Pendant light fitting. Door to lounge/kitchen/diner. Stairs rising to first floor.

#### LOUNGE/KITCHEN/DINER

11' 9" x 19' 4" (3.59m x 5.90m)  
Laminate flooring. Spotlights and additional wall lighting. Radiators. Power points. TV and telephone point. Double glazed bi-folding doors to front aspect. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating four ring gas hob with extractor above and oven beneath and stainless steel sink and drainer with mixer tap over. Tiled splashbacks. Integrated fridge/freezer and dishwasher. Door to utility.

#### UTILITY ROOM

Tiled flooring. Wall mounted boiler. WC. Pedestal wash hand basin with hot and cold tap over. Wall mounted cupboard. Space and plumbing for washing machine. Pendant light fitting.

#### FIRST FLOOR

Carpet to floor. Doors to one bedroom and bathroom. Radiator. Stairs rising to second floor.

#### BEDROOM TWO

15' 1" x 14' 8" (4.60m x 4.49m)  
Carpet to floor. Double glazed window to front aspect. Pendant light fittings. Radiators. Power points.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 893 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### BATHROOM

Tiled flooring and walls. White three-piece-suite comprising WC, vanity wash hand basin with hot and cold tap over and panelled bath with hot and cold tap over and shower above. Chrome heated towel rail. Extractor fan. Spotlights.

#### SECOND FLOOR

Carpet to floor. Velux window. Power point. Door to master bedroom.

#### BEDROOM ONE

15' 8" x 14' 4" (4.80m x 4.39m)  
Carpet to floor. Double glazed window to front aspect. Spotlights. Radiator. Storage to eaves. Power points. Door to ensuite :-

#### ENSUITE

Tiled flooring and walls. Walk in shower cubicle with mains powered shower over. Wall mounted wash hand basin with hot and cold tap over. WC. chrome heated towel rail. Spotlights. Extractor. Loft hatch.

#### OUTSIDE

One allocated parking space. Decked area.

#### TENURE

MGY have been advised that the property is FREEHOLD. There is a contribution of approx. £37 a month for the management of the car park and gates.

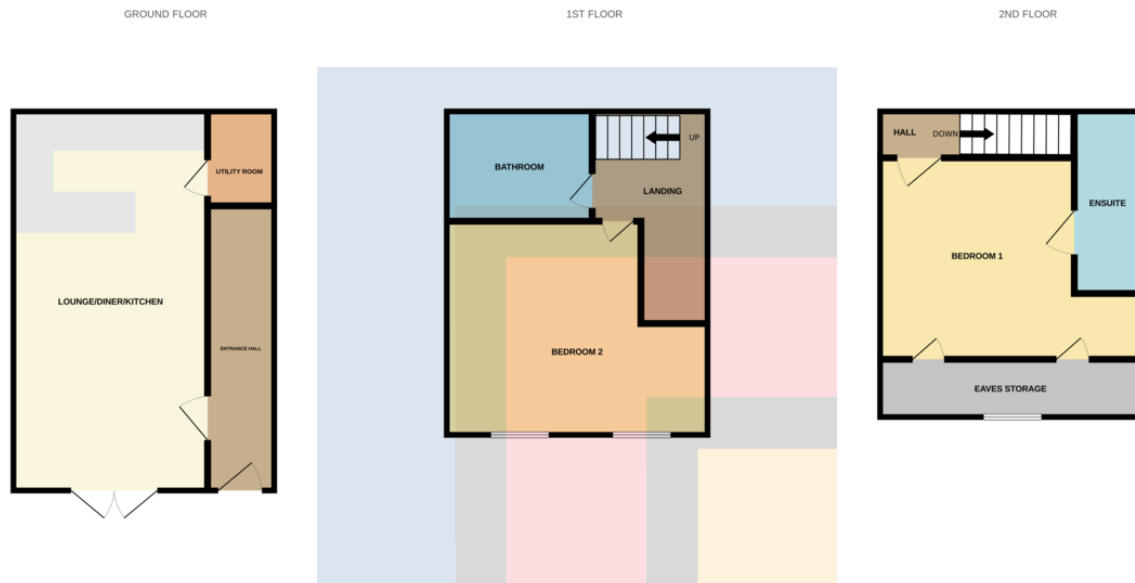




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**PONTCANNA 02920 397152**

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