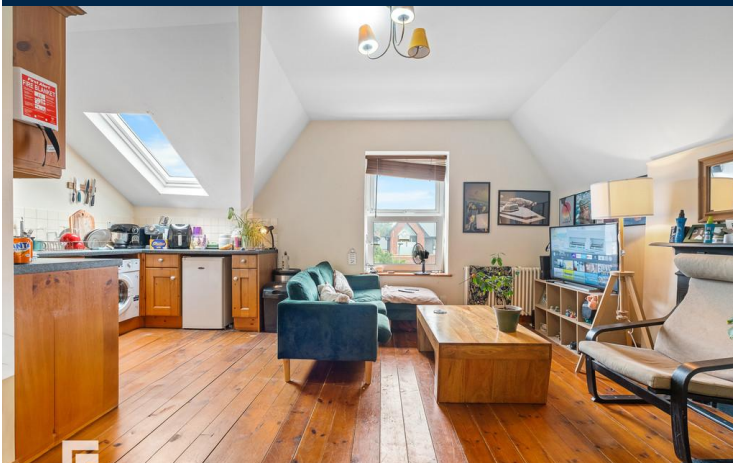




ROMILLY ROAD
CANTON
CARDIFF CF5 1FH

ASKING PRICE OF
£160,000



APARTMENT



1



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CHAIN FREE - ONE BEDROOM - TOP FLOOR DUPLEX APARTMENT MGY are delighted to bring to market this well presented, one bedroom, top floor apartment situated on the much favoured Romilly Road in Canton. The accommodation is split over two floors and briefly comprises entrance hallway, open plan lounge/kitchen, one double bedroom, and family bathroom. The property further benefits from having an allocated parking space to the rear, and has gas central heating and double glazing throughout.

Viewing highly recommended

TENURE: LEASEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 495 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

OUTSIDE

Communal front garden. One allocated parking space to rear.

TENURE

The property will come with a new 999 year lease and peppercorn ground rent. In the lease each flat will contribute a proportion towards the services (upkeep, maintenance, cleaning, etc. of the structure and communal areas) and the buildings insurance.

ENTRANCE HALL

Entered via front door leading from communal hallway. Carpet to floor. High level window to rear aspect. Stairs leading to first floor. Pendant light fitting.

FIRST FLOOR

Carpet to floor. Radiator. Power points. Doors to all rooms.

LOUNGE/KITCHEN

17' 9" x 17' 10" (5.43m x 5.45m)

Exposed floorboards. Double glazed uPVC window and additional Velux window to front aspect. Pendant light fitting and spotlights. TV and telephone point. Fitted storage cupboard which also houses the boiler. Power points. Radiator. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel 1.5 sink and drainer with mixer tap over and four ring hob with extractor above and oven beneath. Space for appliances such as washing machine and fridge/freezer. Tiled splashbacks.

BEDROOM

9' 3" x 11' 4" (2.83m x 3.47m)

Exposed floorboards. Pendant light fitting. Double glazed uPVC window to rear aspect. Power points. Radiator.

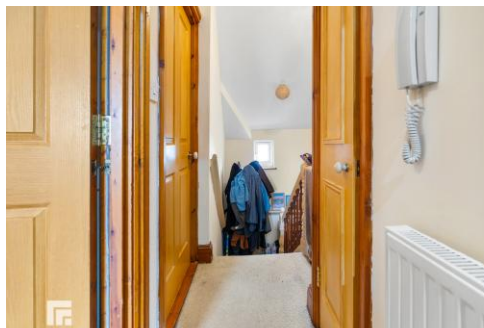
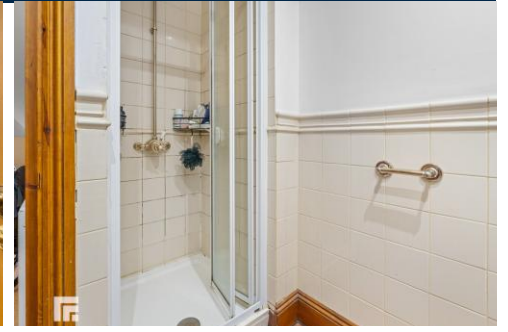
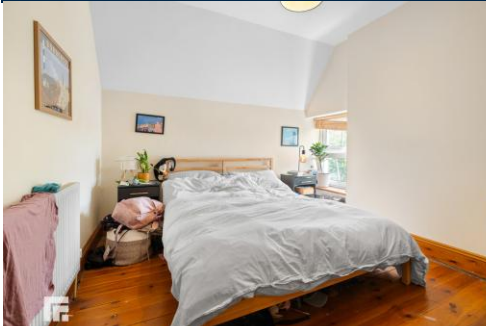
BATHROOM

7' 2" x 5' 8" (2.19m x 1.75m)

Exposed floorboards. Partially tiled walls. White three-piece-suite comprising pedestal wash hand basin with hot and cold tap over, WC and walk in shower cubicle with mains powered shower over. Radiator. Extractor. Pendant light fitting. Shaver point.

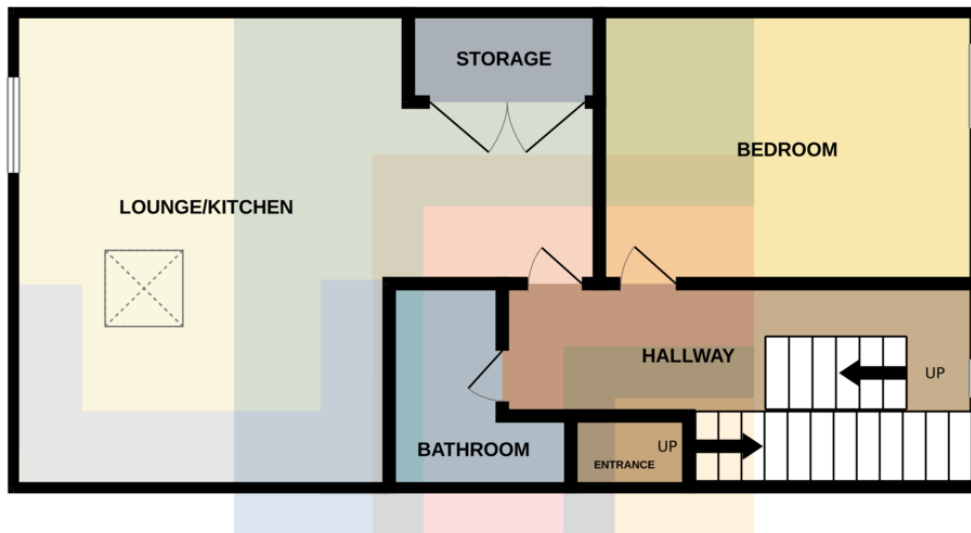


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TOP FLOOR



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PONTCANNA 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South
Glamorgan, CF11 9HS



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