



ROMILLY ROAD
CANTON
CARDIFF CF5 1FH

ASKING PRICE OF
£375,000



TOWN HOUSE



3



1



2



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RARELY AVAILABLE TOWN HOUSE WITH GARDEN & PARKING IN CANTON MGY are delighted to bring to market this well presented, three bedroom townhouse situated on the much favoured Romilly Road in Canton. The accommodation is split over two floors and briefly comprises lounge, kitchen, three bedrooms and bathroom. The property further benefits from off road parking, a private garden and gas central heating and double glazing throughout. ***Viewing highly recommended***

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 861 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from private garden. Exposed floorboards. Pendant light fitting. Radiator. Doors to lounge, kitchen, and downstairs WC. Stairs rising to first floor.

DOWNSTAIRS WC

Exposed floorboards. Spotlights. WC. Wall mounted wash hand basin with hot and cold tap over and tiled splashback. Radiator. Extractor fan.

KITCHEN

10' 4" x 10' 3" (3.15m x 3.13m)
Laminate flooring. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating 1.5 sink and drainer with hot and cold tap over and four ring gas hob with extractor above and oven beneath. Tiled splashbacks. Integrated washing machine. Space for fridge/freezer. Double glazed window to rear aspect. Power points. Radiator. Pendant light fitting.

LOUNGE

12' 11" x 19' 4" (3.95m x 5.91m)
Continuation of the exposed floorboards. Pendant light fitting. Double glazed bay window to rear aspect. Radiator. Power points. TV and telephone point. Storage cupboard.

FIRST FLOOR

Carpet to stairs and landing. Split level. Skylight. Doors to all bedrooms and bathroom.

BATHROOM

7' 3" x 6' 1" (2.21m x 1.86m)
Vinyl flooring. Partially tiled walls. White three-piece-suite comprising pedestal wash hand basin with hot and cold tap over, WC, panelled bath with mains powered shower over. Skylight. Spotlights. Extractor fan. Shaver point. Radiator.

BEDROOM TWO

10' 6" x 10' 2" (3.22m x 3.12m)
Carpet to floor. Double glazed obscure uPVC window to rear aspect. Two skylights. Radiator. Power points.

MASTER BEDROOM

12' 10" x 10' 3" (3.93m x 3.13m)
Carpet to floor. Double glazed uPVC window to front aspect. Pendant light fitting. Radiator. Power points. Storage cupboard.

BEDROOM THREE

6' 6" x 6' 1" (2.00m x 1.86m)
Carpet to floor. Double glazed uPVC window to front aspect. Radiator. Power points.

OUTSIDE

Communal front garden. Private rear garden. Off road parking.

TENURE

MGY have been advised that the property is FREEHOLD.



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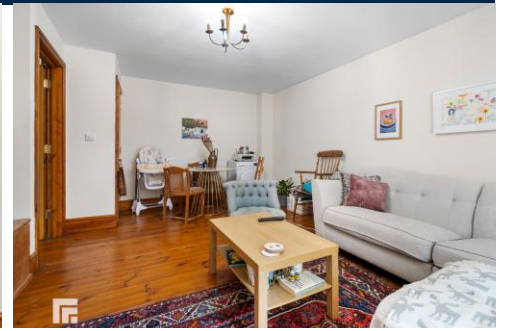
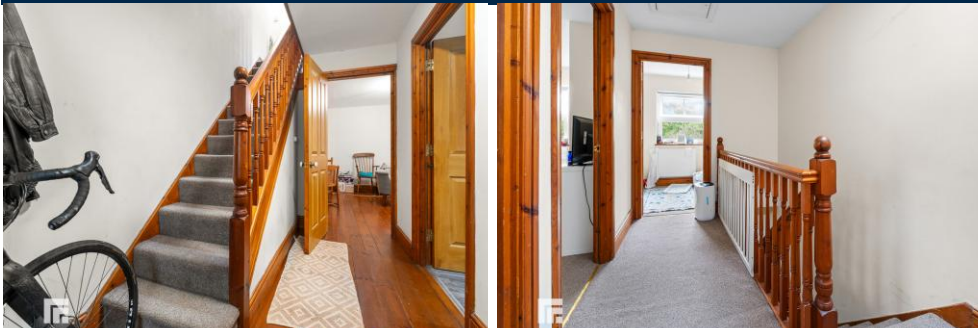


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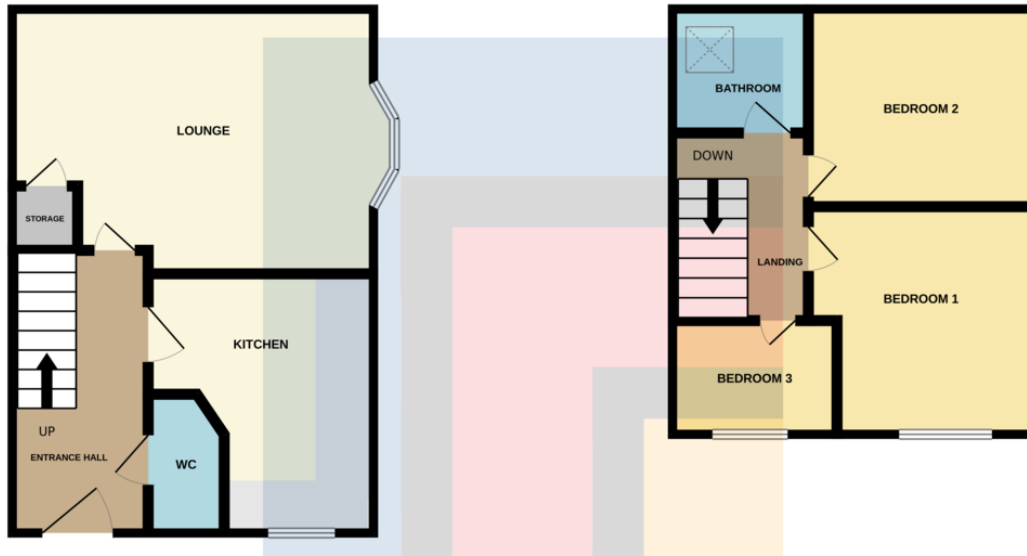
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GROUND FLOOR

1ST 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

PONTCANNA 02920 397152

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