



ROMILLY ROAD  
CANTON  
CARDIFF CF5 1FH

ASKING PRICE OF  
**£299,950**



## GROUND FLOOR APARTMENT



**2**



**1**



**1**



**1**

**\*SPACIOUS, GROUND FLOOR, TWO BEDROOM APARTMENT - REFURBISHED THROUGHOUT\*** MGY are delighted to bring to market this bright and spacious, ground floor apartment situated on the much favoured Romilly Road in Canton. The accommodation briefly comprises lounge, kitchen/diner, two double bedrooms and bathroom. The property further benefits from a private rear garden, allocated parking, is chain free, and has gas central heating and double glazing throughout.

**\*Viewing highly recommended\***

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 850 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **BEDROOM TWO**

10' 5" x 12' 0" (3.18m x 3.68m)

Carpet to floor. Spotlights to ceiling. Double glazed window to side aspect. Radiator. Power points,

#### **BATHROOM**

7' 1" x 6' 2" (2.16m x 1.90m)

Vinyl flooring. Spotlights to ceiling. WC. Vanity wash hand basin with mixer tap over and storage beneath. Partially tiled walls. Walk in shower cubicle with mains powered shower over and additional handheld shower attachment. Extractor. Chrome heated towel rail.

#### **OUTSIDE**

Private rear garden. Paved. Partially shingled area. Wall and fence border.

#### **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.

#### **LOUNGE**

12' 6" x 15' 3" (3.83m x 4.67m)

Entered via front door leading from communal hallway. Newly fitted carpet. Double glazed bay window to front aspect. Picture rail. Feature fireplace. Radiator. Pendant light fitting. TV and telephone point. Power points. Opening into :-

#### **KITCHEN/DINER**

16' 11" x 14' 4" (5.16m x 4.38m)

Laminate flooring. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with hot and cold tap over, and four ring gas hob with extractor over and oven beneath. Tiled splashback. Integrated dishwasher. Space and plumbing for washing machine. Bay window to side aspect. Central island with worktop over and storage beneath. Radiator. Pendant light fitting. Power points. Door to :-

#### **HALLWAY**

Laminate flooring. Pendant light fitting. Radiator. Doors to two bedrooms and family bathroom.

#### **BEDROOM ONE**

11' 11" x 10' 1" (3.65m x 3.08m)

Carpet to floor. Spotlights to ceiling. Double glazed window to side aspect. Radiator. Power points. Storage cupboard housing combi boiler.



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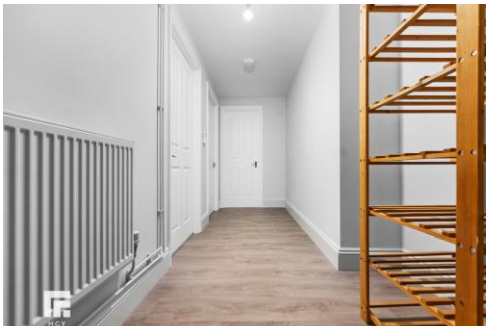
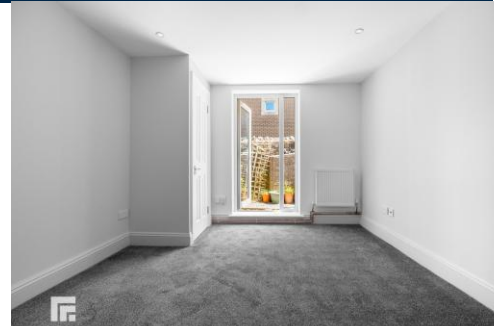


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GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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