



ROMILLY ROAD
CANTON
CARDIFF CF5 1FH

ASKING PRICE OF
£450,000



TOWN HOUSE



3



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BEAUTIFULLY REFURBISHED TOWNHOUSE WITH PARKING AND GARDEN MGY are delighted to bring to market this impressive three bedroom townhouse situated on the much favoured Romilly Road in Canton. The bright and spacious accommodation is split over two floors and briefly comprises lounge, kitchen, downstairs WC, three bedrooms and bathroom. The property further benefits from an allocated parking space, a private garden and gas central heating and double glazing throughout. ***CHAIN FREE***

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. Laminate flooring. Pendant light fitting. Radiator. Doors to lounge and downstairs WC. Stairs rising to first floor.

LOUNGE

12' 11" x 19' 4" (3.95m x 5.91m)

Continuation of laminate flooring. Spotlights. Radiators. Double glazed uPVC bay window to side aspect. TV and telephone point. Power points. Door to storage cupboard. Opening into :-

KITCHEN

10' 4" x 10' 3" (3.15m x 3.13m)

Laminate flooring. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating four ring electric hob with oven beneath and extractor above and 1.5 sink and drainer with mixer tap over. Integrated fridge/freezer. Spotlights. Double glazed uPVC window to front aspect. Pantry. Power points. Radiator.

DOWNSTAIRS WC

Continuation of laminate flooring. Partially tiled wall. WC. Matte black heated towel rail. Vanity wash hand basin with mixer tap over and storage beneath with tiled splashback. Pendant light. Extractor.

FIRST FLOOR

Newly fitted carpet to stairs and landing. Skylight. Doors to all bedrooms and bathroom. Pendant light fitting. Radiator.

MASTER BEDROOM

12' 10" x 10' 3" (3.93m x 3.13m)

Newly fitted carpet to floor. Double glazed uPVC window to front aspect. Pendant light fitting. Radiator. Power points. Storage cupboard.

BEDROOM TWO

10' 6" x 10' 2" (3.22m x 3.12m)

Newly fitted carpet to floor. Double glazed obscure uPVC window to rear aspect. Two skylights. Radiator. Power points. TV point.

BEDROOM THREE

6' 6" x 6' 1" (2.00m x 1.86m)

Newly fitted carpet to floor. Double glazed uPVC window to front aspect. Radiator. Power points.

BATHROOM

7' 3" x 6' 1" (2.21m x 1.86m)

LVT flooring. Partially tiled walls. WC. Vanity wash hand basin with mixer tap over and storage beneath. Walk in shower cubicle with drench shower above and additional handheld shower head attachment. Matte black heated towel rail. Skylight. Extractor.

OUTSIDE

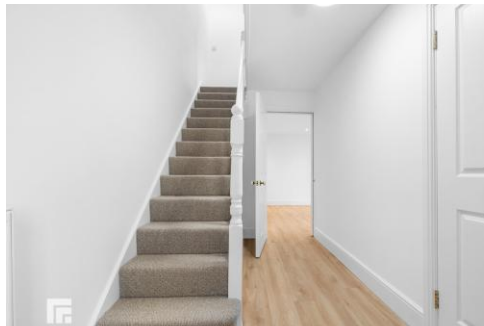
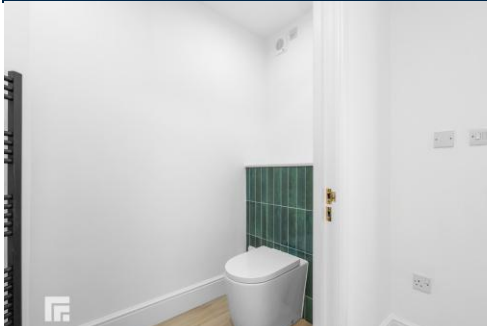
Communal front garden. Private rear garden. Allocated parking space.

TENURE

MGY have been advised that the property is FREEHOLD.



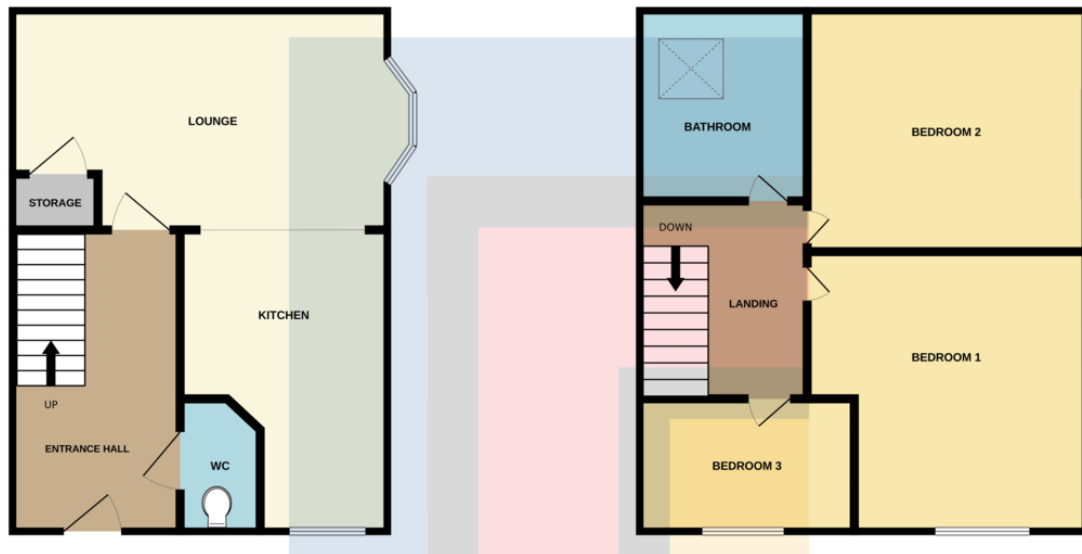
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GROUND FLOOR

1ST FLOOR



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Made with Metroplan 5/2025

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		

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