



**St Winefrides Romilly Crescent, Cardiff CF11 9FA**



**welcome to**

**St Winefrides Romilly Crescent, Cardiff**

Located in the heart of Pontcanna, nestled away in Romilly Crescent, sits this beautiful ground floor apartment. As it is within a stone's throw away from Pontcanna High Street, it benefits from all the local amenities that are on offer, such as artisan cafes, eateries, bars and independent shops!



### **Entrance Hall**

18' 6" max x 2' 8" max ( 5.64m max x 0.81m max )

Access to all rooms, wood effect flooring, electric radiator, cupboard containing washing machine and an immersion water tank, intercom system and spot lights.

### **Lounge**

17' 5" max x 12' 9" max ( 5.31m max x 3.89m max )

Two electric radiators, TV and electric point, double door access to garden, vaulted ceiling and spot lights.

### **Kitchen**

12' 8" max x 5' 5" max ( 3.86m max x 1.65m max )

Integral oven, induction hob, electric fan, wine rack, dishwasher, sink and drying rack, fridge / freezer, wall and base unit, electric radiators and wood effect flooring.

### **Bedroom One**

12' 8" max x 9' 6" max ( 3.86m max x 2.90m max )

Wood effect flooring, door to en suite, TV and electric point, electric radiator, vaulted ceilings and a large double glazed window to rear.

### **En Suite**

3' 9" max x 7' 5" max ( 1.14m max x 2.26m max )

WC, wash hand basin with vanity unit, heated towel rail, wall mounted mirror, tiled flooring, walk in shower with tiled wall, spot lights, extractor fan and frosted double glazed window to rear.

### **Bedroom Two**

11' max x 9' 7" max ( 3.35m max x 2.92m max )

Two large double glazed windows to rear, electric radiator, wood effect flooring, TV and electric point with vaulted ceiling.

### **Bathroom**

7' 4" max x 5' 8" max ( 2.24m max x 1.73m max )

Heated towel rail, extractor fan, WC, wash hand basin with vanity unit, walk in shower with rainfall shower head and tiled wall, fully tiled flooring, spot lights and wall mounted mirror.

### **Rear Garden**

Enclosed by a mature shrubs and bushes, patioed, space for garden furniture and accessed via Lounge.



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## St Winefrides Romilly Crescent, Cardiff

- Ground floor two double bedroom apartment
- Two double bedrooms, one with en suite
- Modern features
- Fully fitted kitchen
- Allocated parking space

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£340,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRP105615 - 0019

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