









welcome to

Parkside Court Romilly Road, CARDIFF

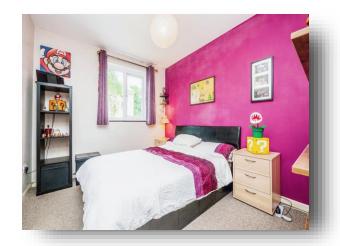
Located in the heart of Pontcanna, this well presented apartment is only a short walk from Pontcanna high street, benefiting from all the local amenities such as artisan cafe's and bar's. It is also prime location for some of the best schools in the city.

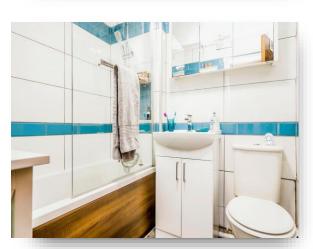












Entrance Hall

Radiator, storage cupboard and intercom system.

Lounge & Diner

14' 2" max x 9' 3" max (4.32m max x 2.82m max)
Double glazed window to front, TV and electric point, and hatch to kitchen.

Kitchen

9' 2" max x 6' 4" max (2.79m max x 1.93m max) Wall and base unit, plumbing / space for washing machine, space for fridge / freezer, oven and gas hob with extractor hood, sink and drainer, double glazed window to side, wall mounted combination boiler and tiled splash back, hatch to lounge..

Bedroom One

10' 2" max x 8' 8" max (3.10m max x 2.64m max) Double glazed window to front, built in wardrobe and radiator.

Bedroom Two

9' 2" max x 8' 6" max (2.79m max x 2.59m max) Double glazed window to rear and radiator.

Bathroom

6' 5" max x 5' 7" max (1.96m max x 1.70m max)
Paneled bath with rainfall shower head above, fully tiled, WC, wash hand basin with vanity unit, heated towel rail and wall mounted glass vanity cabinet.

Outside

Enclosed car park entered via remote gate, additional visitor spaces, entry system into communal hall stairs leading to first floor.





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- Modern bathroom
- Newly fitted kitchen
- Enclosed secure parking
- Two double bedrooms
- Excellent transport links

Tenure: Leasehold EPC Rating: C

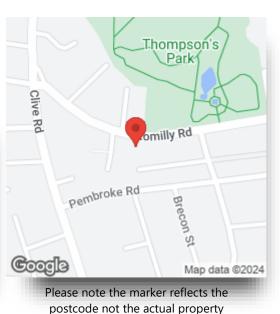
This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£190,000









view this property online allenandharris.co.uk/Property/CRP107495



Property Ref: CRP107495 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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