



**Romilly Crescent, Cardiff CF11 9NR**

**welcome to**

**Romilly Crescent, Cardiff**

Located on one of the most tranquil streets in Pontcanna, is this beautifully presented two bedroom Duplex apartment on Romilly Crescent. Residing just a short walk from all the local amenities Pontcanna has to offer, with excellent transport links to & around Cardiff City Centre and beyond.





### **Entrance Hall**

Partially carpeted, wall mounted fuse box, Oak effect flooring, Oak staircase and Oak balustrade with glass panel.

### **Landing**

Oak effect flooring, Oak staircase rising to First Floor & Oak balustrade with glass panel, doors to Bedroom One & Two and Bathroom, double glazed window to rear.

### **Bedroom Two**

13' 8" x 6' 4" ( 4.17m x 1.93m )

Double glazed window to rear, carpeted floor, radiator and fitted wardrobes.

### **Bathroom**

7' 1" x 5' 5" ( 2.16m x 1.65m )

WC, wash hand basin, heated towel rail, extractor fan, P shaped bath with mixer tap and shower head above, mostly tiled walls & ceramic tiled flooring, wall mounted mirror and glass shelf.

### **Bedroom One**

19' 8" x 9' 7" ( 5.99m x 2.92m )

Two double glazed windows to front, carpeted flooring, two radiators, inset lights and door to En-Suite, fitted wardrobes

### **En-Suite**

5' 5" x 4' 7" ( 1.65m x 1.40m )

WC, wash hand basin, heated towel rail, extractor fan, fitted glass shelf, wall mounted mirror. shower cubicle, ceramic tiled flooring and fully tiled walls.

### **Second Landing**

Oak staircase rising to upper level, with Oak banister and glass panel, doors to Living Room, storage cupboard and Kitchen.

### **Storage Room**

Storage room with enclosed boiler.

### **Kitchen**

13' 9" x 7' 3" Some restricted head height ( 4.19m x 2.21m  
Some restricted head height )

Double glazed window to rear, fitted wall & base units, fitted shelves, sink & drainer, extractor hood, ceramic tiled flooring, tiled splash back, radiator and integral gas hob, electric oven, dishwasher, washing machine and fridge/freezer.

### **Lounge**

20' 2" x 10' 4" ( 6.15m x 3.15m )

Vaulted ceiling, radiator, TV & telephone point, Oak effect flooring and two sets of double glazed patio doors to Balcony.

### **Balcony**

Wrought Iron balustrade and banister rail.

### **Outside**

Entered via remote controlled gate with allocated parking space and outside storage cupboard.



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welcome to

## Romilly Crescent, Cardiff

- Attractive modern duplex apartment
- Two bedrooms, bathroom & ensuite, over 19 ft long main bedroom
- Open plan with vaulted ceiling living room with dual access out to a balcony
- Separate fitted kitchen with integral appliances
- Allocated & gated parking space . SHARED FREEHOLD, NO CHAIN !

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Dec 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000



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Property Ref:  
CRP107582 - 0017

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 allen & harris



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