





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. Excellent transport links to and around Cardiff City Centre and beyond. Residing just a short walk from all the local amenities that Pontcanna has to offer.













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 EnSuite, 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" \times 7' 3" Some restricted head height ($4.19m \times 2.21m$ 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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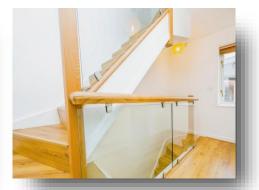
- Attractive modern duplex apartment
- Two bedrooms, bathroom & ensuite, over 19 ft long main bedroom
- Open plan with vaulted ceiling living room with dual access out to a balcony
- Separate fitted kitchen with integral appliances
- Allocated & gated parking space . SHARED FREEHOLD, NO CHAIN!

Tenure: Leasehold EPC Rating: C

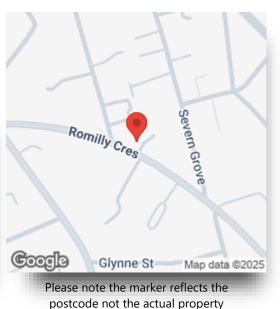
This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Dec 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs

£330,000









view this property online allenandharris.co.uk/Property/CRP107582



Property Ref: CRP107582 - 0025 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 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

or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are 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.





029 2022 5700



Pontcanna@allenandharris.co.uk



209 Cathedral Road, Pontcanna, CARDIFF, South Glamorgan, CF11 9PN



allenandharris.co.uk

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