



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 that Pontcanna has to offer. Excellent transport links to and 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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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

Council Tax Band: E Service Charge: 850.00

Ground Rent: 100.00

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP107582 - 0027

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