



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

**welcome to**

**St. Winefrides Romilly Crescent, Cardiff**

Spacious ground-floor apartment in sought-after Pontcanna, featuring a separate kitchen, generous double bedroom, private front terrace garden, and secure gated parking. Walking distance to Sophia Gardens and Cardiff City Centre.



### Entrance Porch

Accessed via an intercom system, the hallway provides entry to all rooms and features double doors to a utility cupboard. Finished with stylish laminate wood flooring throughout.

### Lounge

20' 7" Max x 12' 5" Max ( 6.27m Max x 3.78m Max )

Large south-west facing double-glazed patio doors and windows open onto a private terraced garden, flooding the space with natural light. The room features laminate wood flooring throughout, with TV, internet, and electric points, as well as an electric radiator for added comfort.

### Kitchen

Irregular Shaped Room 9' 9" Max x 8' 5" Max ( 2.97m Max x 2.57m )

The modern kitchen is fitted with sleek wall and base units, complemented by quartz worktops. Integrated appliances include an oven, dishwasher, fridge, freezer, and wine cooler. A striking feature is the large double-glazed window—measuring approximately 8 feet high by 5 feet wide—flooding the space with natural light. Additional features include ample electric points and a stainless steel sink with a built-in drainer.

### Utility Cupboard

Plumbing for a washing machine and additional built-in storage space.

### Bedroom

12' 4" Max x 12' 4" Max ( 3.76m Max x 3.76m Max )

Carpeted throughout, this spacious room features an impressive double-glazed window measuring over 8 feet high by 5 feet wide, allowing for an abundance of natural light. Additional features include access to the en suite, electric and TV points.

### Bathroom/ Ensuite

The bathroom features a walk-in shower and a separate bath, complemented by tiled flooring and partially tiled walls. Additional highlights include a wall-mounted mirror, heated towel rail, WC, and a stylish wash hand basin.

### Front Garden Terrace

South-west facing patio garden, offering a private and sunny outdoor space ideal for relaxing or entertaining.



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## **St. Winefrides Romilly Crescent, Cardiff**

- Luxury One-Bedroom Apartment
- Allocated Parking
- South Facing Sun Garden
- Secure Gated Development
- Exceptionally Bright & Spacious

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 2500.00

Ground Rent: 125.00

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.

# £240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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