





Apartment 11

St. Winefrides Romilly Crescent,
Pontcanna

Stunning 2-bed first floor apartment in sought-after city location with en-suite bathroom, separate shower room, open plan living area, integral appliances, communal gardens, gated parking. Perfect city living near shops and cafes. Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT
- EN-SUITE AND SEPARATE SHOWER ROOM
- OPEN PLAN LOUNGE, DINING AREA & KITCHEN
- WELL KEPT COMMUNAL GARDENS
- GATED SECURE PARKING FOR ONE VEHICLE
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO SHOPS/CAFES OF PONTCANNA AND LLANDAFF FIELDS
- NO ONWARD CHAIN
- EPC D58





Communal Entrance Area

With a lift and stairs leading to all floors.

Private Hallway

With a large storage cupboard housing a washing machine to remain. Door to living dining kitchen area, the two bedrooms and the shower room/WC.

Lounge Dining Room Kitchen - Open Plan Room

23' 9" x 13' 0" (7.24m x 3.97m)

Large floor to ceiling windows, high quality laminate flooring, chrome light switches and ceiling spots. Open plan galley style kitchen with a range of base and wall units in grey. Integrated appliances plus single sink and drainer

Shower Room

Close coupled WC, separate fully tiled shower enclosure plus basin in vanity unit.

Bedroom One

13' 1" x 9' 10" (3.99m x 3.00m)

A double bedroom with French doors opening to private balcony. Large mirrored door leading to the en-suite.

En-Suite

Fully tiled shower enclosure, close coupled wc, basin set into vanity unit and window.

Bedroom Two

11' 2" x 9' 9" (3.41m x 2.96m)

A great size bedroom with two windows and electric radiator.

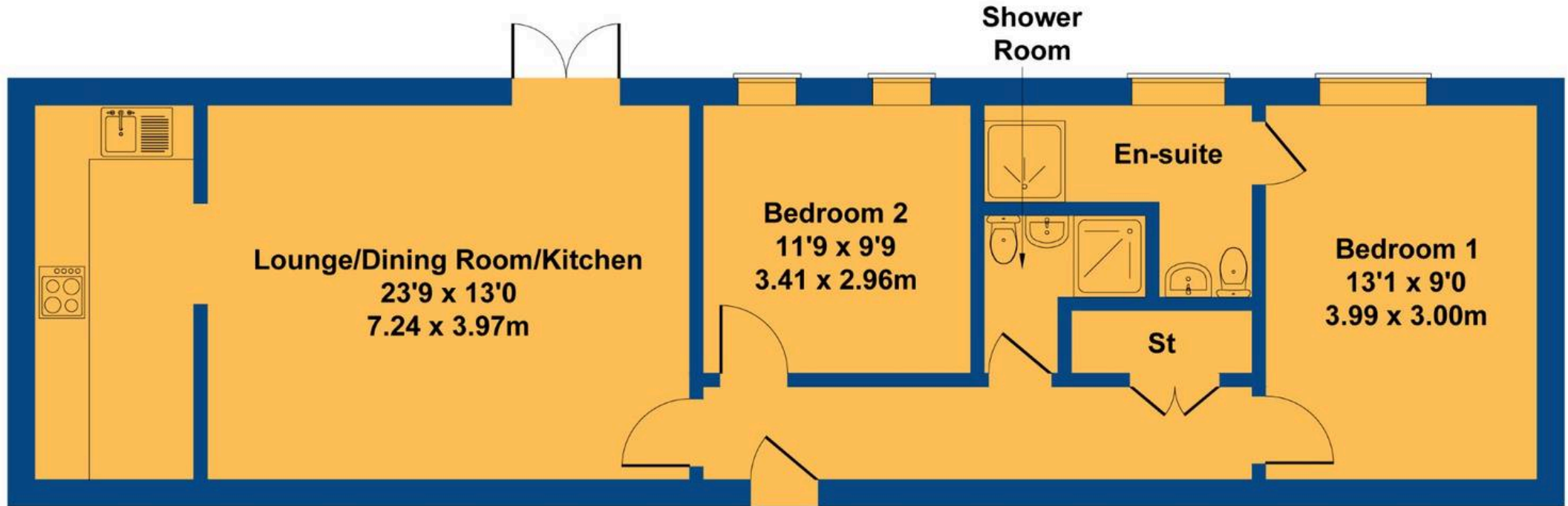
Allocated parking

In a private gated parking area, one space is allocated for this property.



11 St Winefrides, Pontcanna

Approximate Gross Internal Area
743 sq ft - 69 sq m



Not to Scale. Produced by The Plan Portal 2024
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