



Romilly Road

| | Cardiff | CF5 1FN

Hern and Crabtree

ROMILLY ROAD

Guide Price £425,000



Bedroom Two

7'3 max x 7'1 max

Double glazed window to the side elevation. Built in cupboard. Radiator.

elevation. Radiator. Floor to ceiling height 6'7 max.

Kitchen

11' max x 5'11 max

Wall and base units with worktops over. One and a half bowl stainless steel sink and drainer. Integrated oven. Integrated four ring electric hob with tiled splashback and cooker hood over. Plumbing for washing machine. Gas combination boiler. Radiator.

Loft Room

22'3 max x 12'8 max

Stairs rising up from the first floor. Dog leg staircase. Glazed wooden window to the front

to the rear elevation with window over. Radiator.

First Floor Flat

Entrance Hall

Stairs rise up from the flat door. Split level landing. Radiator.

Living Room

17'4 max x 13' max
Glazed wooden windows to the front elevation. Radiator.

Bedroom One

12'5 max x 11'8 max
Double glazed window to the rear elevation. Radiator.

Bathroom

7'6 max x 4'9 max
Double glazed obscure window to the side elevation. W/C and wash hand basin. Mirrored vanity cupboard. Bath with electric shower over. Heated towel rail. Tiled flooring. Tiled walls. Small loft access hatch.

the rear elevation. Double glazed door leading to the garden. Radiator. Tiled flooring.

Bathroom

13'4 max x 4'10 max
Double glazed obscure window to the side elevation. W/C and wash hand basin. Mirrored vanity cupboard. Bath with shower mixer and plumbed shower over. Glass splashback screen. Tiled flooring. Part tiled walls. Radiator. Extractor fan.

Garden

Courtyard enclosed rear garden.

Living Room

12'3 max x 12'8 max
Glazed window to the front elevation. Radiator. Fireplace.

Bedroom

10'5 max x 13'3 max
Double glazed obscure door

A substantial property which is currently divided into two separate apartments offering an excellent investment opportunity or a perfect opportunity for those looking for multi generational living.

Situated in a very sought after road in the Pontcanna/ Canton area of Cardiff and close to a Thompsons park, Chapter Arts centre and a huge range of attractive amenities including bars, restaurants, boutiques and shops. The property is also located within easy walking distance to the city centre of Cardiff.

The ground floor offers a good size one bedroom garden apartment and the first floor apartment has two bedrooms. This property is available to purchase as a whole building or as two separate apartments.

Communal Entrance

Enter into a communal entrance. Doors leading to the ground floor and first floor flats.

Ground Floor Flat

Entrance Hall

Enter via a wooden door. Radiator.

Kitchen/Diner

10'5 max x 14'5 max
Double glazed window to the side elevation. Baxi gas combination boiler. Wall and base units with worktops over. Integrated oven. Integrated four ring gas hob with tiled splashback and cooker hood over. One bowl stainless steel sink and drainer. Plumbing for washing machine. Space for fridge freezer. Tiled flooring. Radiator. Doorway leading to the inner hallway.

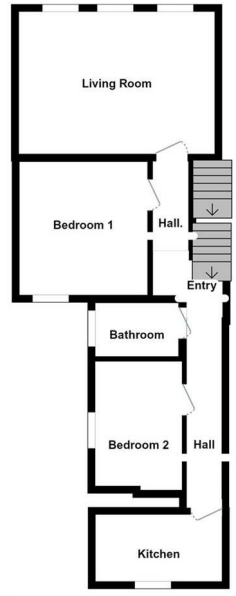
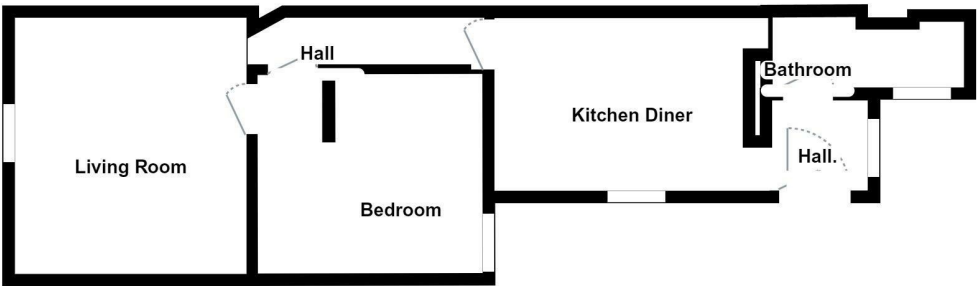
Inner Hallway

Double glazed window to



Call Hern & Crabtree to arrange a viewing on 02920 228135

<https://www.hern-crabtree.co.uk>



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



87 Pontcanna Street, Pontcanna, Cardiff, Cardiff, CF11 9HS
 Tel: 02920 228135 Email: pontcanna@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.