



Romilly Road

| | Canton | CF5 1FN

Hern and Crabtree

ROMILLY ROAD

Guide Price £250,000



A rare opportunity to acquire a duplex apartment close to Thompsons park and Chapter Arts centre. The property is ideally placed for easy access to the city centre of Cardiff, Pontcanna and Canton amenities.

Offered for sale with no onward chain, this could be a lovely purchase for a first time buyer or investor.

The accommodation comprises: Communal entrance hall, inner hall, living room/ dining room, kitchen, bathroom and two bedrooms.

Communal Entrance

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

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.

Bedroom Two

7'3 max x 7'1 max
Double glazed window to the side elevation. Built in cupboard. Radiator.

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. New gas combination boiler. Radiator.

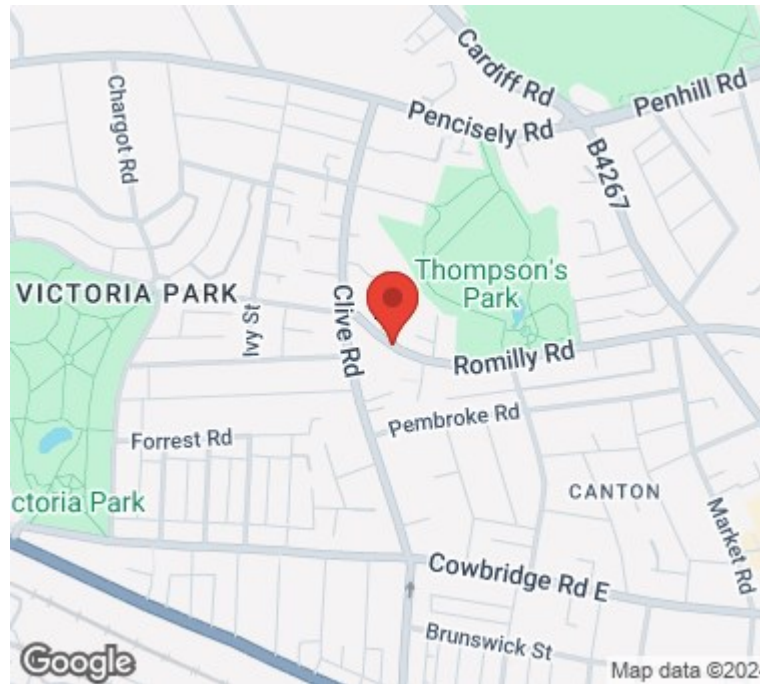
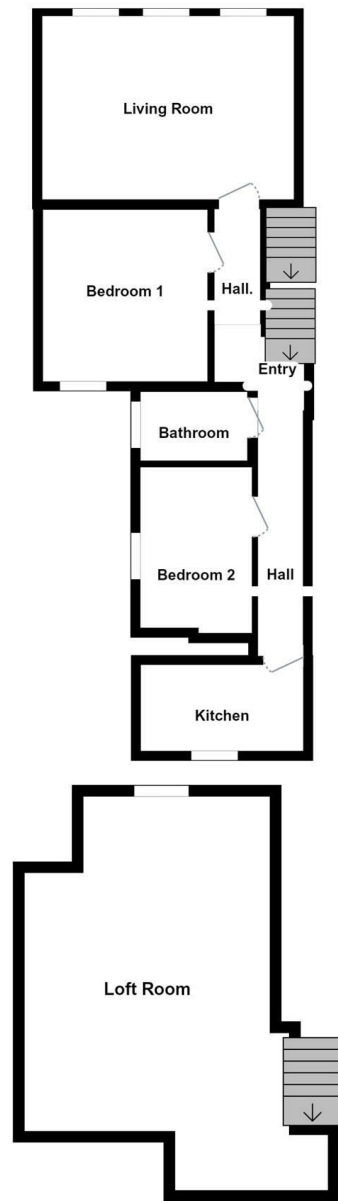
Loft Room

22'3 max x 12'8 max
Stairs rising up from the first floor. Dog leg staircase. Glazed wooden window to the front elevation. Radiator. Floor to ceiling height 6'7 max.



Call Hern & Crabtree to arrange a viewing on **02920 228135**

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



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