



Romilly Road

| | Canton | CF5 1FN

Hern and Crabtree

Tenure
Offered for sale with no onward chain, this is a rare opportunity to acquire a duplex apartment close to Thompsons park and Chapter Arts centre.

Additional Information
Council tax band D (Cardiff).
EPC rating D.

Disclaimers
The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services,

systems, or appliances and withdrawals, mortgage opportunity to purchase, you confirm that you have read and understood the above information.

If a prior building survey exists, we do not have access to it and may use that information of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales

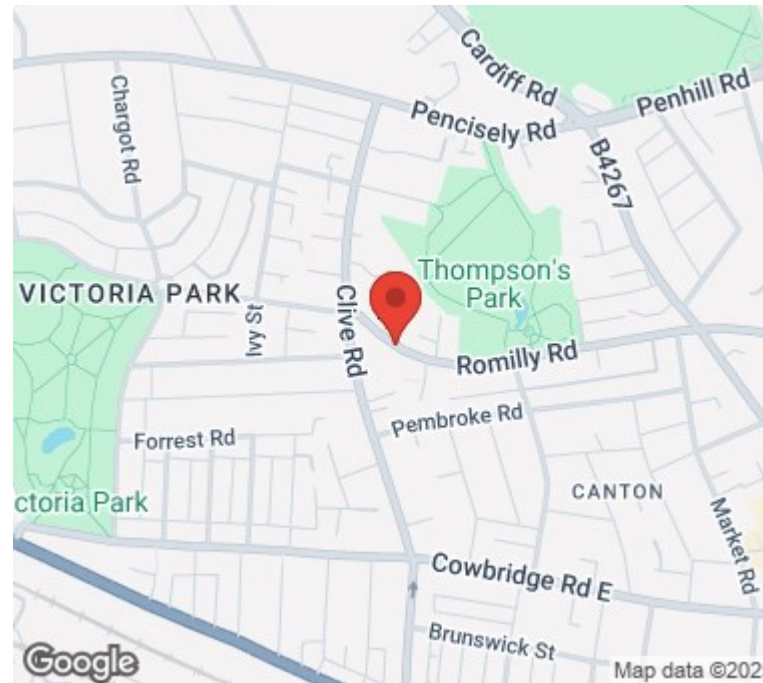
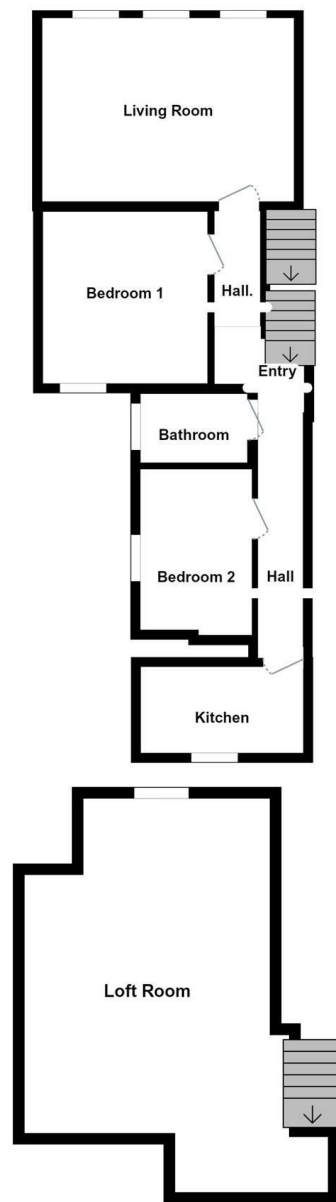


<p>Communal Entrance Enter into a communal entrance. Doors leading to the ground floor and first floor flats.</p>	<p>Bathroom 7'6 max x 4'9 max Double glazed obscure window to the side elevation. W/C and wash hand basin. Mirrored vanity cupboard. Bath with electric shower over. Heated towel rail. Tiled flooring. Tiled walls. Small loft access hatch.</p>	<p>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.</p>
<p>Entrance Hall Stairs rise up from the flat door. Split level landing. Radiator.</p>		
<p>Living Room 17'4 max x 13' max Glazed wooden windows to the front elevation. Radiator.</p>	<p>Bedroom Two 7'3 max x 7'1 max Double glazed window to the side elevation. Built in cupboard. Radiator.</p>	<p>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.</p>
<p>Bedroom One 12'5 max x 11'8 max Double glazed window to the rear elevation. Radiator.</p>	<p>Kitchen 11' max x 5'11 max Wall and base units with</p>	



Call Hern & Crabtree to arrange a viewing on 02920 228135

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



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



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

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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.