



# Guide Price £200,000

Romilly Road | Canton | CF5 1FN

A ground floor apartment situated in a highly desirable area of Cardiff within a stone's throw of Thompsons park, Chapter Arts centre, Deli's and coffee shops.

This could be a fantastic first time buy or investment property and is offered for sale with no onward chain.

The accommodation comprises: Communal entrance, inner hall, living room, kitchen/ dining room, double bedroom and bathroom. There is an enclosed, low maintenance garden to the rear.



**Communal Entrance**

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

**Entrance Hall**

Enter via a wooden door. Radiator.

**Kitchen/Diner 10'5 max x 14'5 max (3.18m max x 4.39m 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 the rear elevation. Double glazed door leading to the garden. Radiator. Tiled flooring.

**Bathroom 13'4 max x 4'10 max (4.06m max x 1.47m 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**

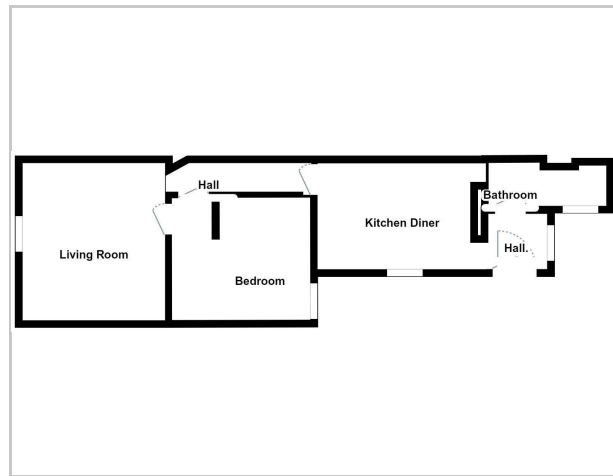
Courtyard enclosed rear garden.

**Living Room 12'3 max x 12'8 max (3.73m max x 3.86m max)**

Glazed window to the front elevation. Radiator. Fireplace.

**Bedroom 10'5 max x 13'3 max (3.18m max x 4.04m max)**

Double glazed obscure door to the rear elevation with window over. Radiator.



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			
		65	75

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		65	75



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.