



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.

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

Glazed window to the front elevation. Radiator. Fireplace.

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.

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.

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.

Inner Hallway

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

Garden

Courtyard enclosed rear garden.

Tenure

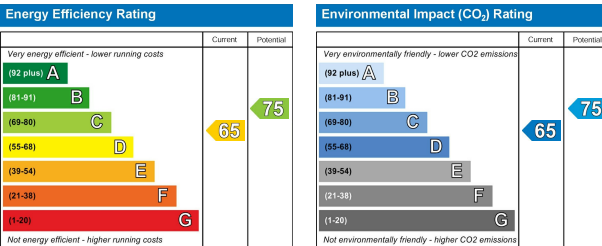
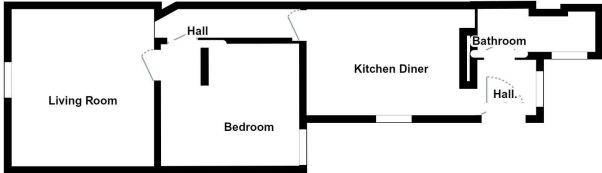
The property will be share of the freehold upon completion.

Additional Information

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

Disclaimer

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 are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code 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 withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



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