



Romilly Road

| | Cardiff | CF5 1FN

*Hern and Crabtree*

# ROMILLY ROAD

Guide Price £465,000



A handsome five bedroom Victorian townhouse. Romilly Road is perfectly placed between Llandaff, Pontcanna and Canton. The property offers a wonderful location for families with Thompson's park, Pontcanna fields and Bute park within easy walking distance. Within easy reach of a plethora of attractive amenities including: boutiques, gift shops, restaurants and coffee shops.

The accommodation briefly comprises: Porch, entrance hall, living/sitting room, an open plan kitchen/diner, a cloakroom and access to the basement to the ground floor. The first floor hosts three bedrooms, a family bathroom and an en suite. The second floor offers a further two bedrooms. An enclosed landscaped garden to the rear completes this property.

Viewings of this stunning home come highly recommended!

## Front

Front forecourt garden.

## Porch

Storm porch to the front. Double glazed composite door to the front elevation.

## Entrance Hall

Enter via a double glazed PVC door with window over. Period tiled flooring. Concealed meter cupboard. Radiator. Stairs rising up to the first floor. Door to storage cupboard with stairs leading down to the basement.

## Living/Sitting Room

25'11" max x 11'6" max  
Double glazed bay window to the front elevation. Double glazed window to the rear elevation. Wood laminate flooring. Two radiators.

## Cloakroom

Double glazed obscure window to the side elevation. W/C and wash

hand basin. Tiled walls and flooring.

## Kitchen/Diner

19'10" max x 9'11" max  
Double glazed window to the side elevation. Double glazed French doors leading out to the rear garden. Wall and base units with complementary worktops over. Integrated four ring induction hob with tiled splashback and cooker hood over. Integrated double oven. Integrated double sink with mixer tap and insinkerator. Integrated slimline dishwasher. Space for washing machine. Space for American style fridge freezer. Concealed gas combination boiler. Shelving. Vertical radiator. Continuation of tiled flooring.

## Landing

Stairs rising up from the entrance hall. Wooden handrail and spindles.

Matching bannister. Split level landing. Radiator. Stair rising up to the second floor.

## Bedroom One

15'9" max x 14'0" max  
Double glazed bay and ahlf window to the front elevation. Radiator. Door to en suite.

## En Suite

W/C and wash hand basin. Shower quadrant into recess. Part tiled walls. Wood laminate flooring. Mirrored vanity cupboard. Extractor fan. Radiator.

## Bedroom Two

8'4" max x 9'7" max  
Double glazed window to the rear elevation. Radiator.

## Bedroom Three

5'5" max x 6'6" max  
Double glazed window to the side elevation. Radiator.

## Bathroom

9'9" max x 12'4" max  
Double glazed obscure windows to the rear and side elevations. W/C and wash hand basin. Freestanding roll top claw feet bath with mixer tap. Walk-in shower into recess with rainfall shower head. Part tiled walls. Tiled flooring. Vertical radiator.

## Second floor Landing

Stairs rising up from the first floor landing. Wooden handrail and spindles. Matching bannister. Small loft access hatch. Half landing offers small door leading to loft/storage space.

## Bedroom Four

14'9" max x 11'4" max  
Double glazed window to the front elevation. Radiator.

## Bedroom Five

10'7" max x 8'9" max  
Double glazed window to the rear elevation. Radiator.

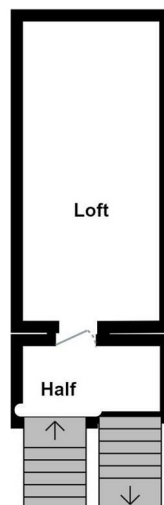
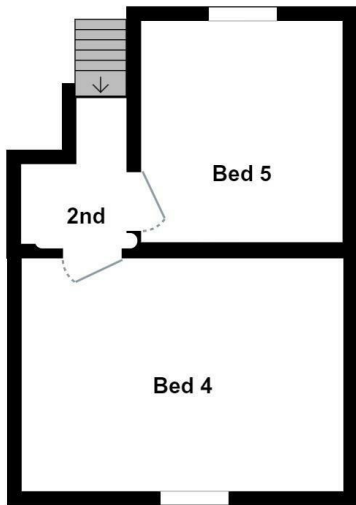
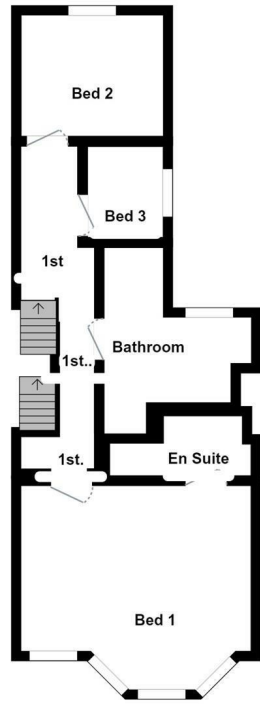
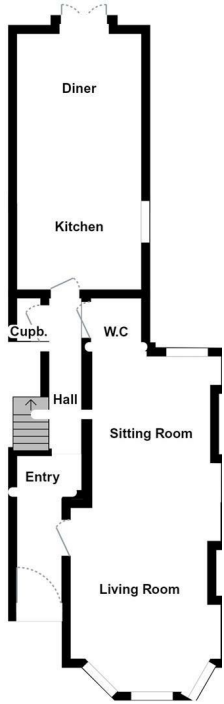
## Garden

Enclosed rear garden. Astro turf lawn. Small side return. Outside power and light.



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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.