



# Romilly Road

| Thompsons Park | Cardiff | CF5 1FL





# ROMILLY ROAD

Guide Price £195,000



A beautiful, newly-refurbished top floor apartment with wonderful views over Thompson's Park. This excellent apartment is perfectly situated for the many eateries, coffee shops and amenities in nearby Pontcanna, Canton and Victoria Park. This light and airy apartment has an open plan kitchen/ living/ dining room, refitted bathroom and double bedroom to the rear. The property has a parking space to the rear and is available with no onward chain.

## Communal entrance

The property is entered through communal door. Staircase rising up to the apartment.

## Inner hall

Staircase rising to the first floor bedroom. Access to the open plan living room/ dining/ kitchen.

## Open plan lounge/ dining room/ kitchen

19'9" max x 18'5" max

A light and well presented room with double glazed window to the rear elevation. Two double glazed windows to the front elevation.

Smooth plastered ceiling. Coving to the ceiling. Radiator. Space for lounge furniture and dining table and chairs. Access to:

## Kitchen

A range of matching wall and base units with quartz

worktops over. Integrated Bosch oven. Inset sink unit with mixer taps. Integrated fridge and freezer. Cupboard housing gas combination boiler.

## Additional Information

Share of the freehold.

## Bedroom

13'1" x 9'4" max

A light and well presented double bedroom. Double glazed window. Radiator. Smooth plastered ceiling. Radiator.

## Bathroom

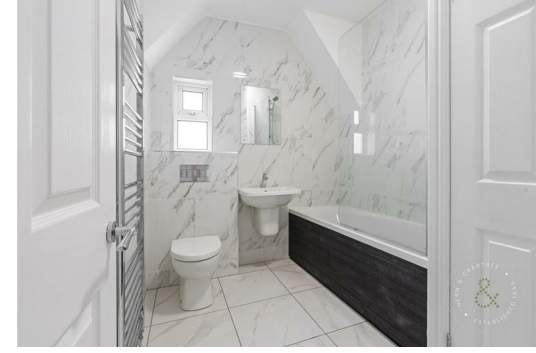
8'2" max x 6'2" max

Featuring a three piece suite in white comprising: panelled bath with shower over, wash hand basin and WC. Walls are tiled. Tiled flooring. Stainless steel heated towel radiator. Extractor. Double glazed window. Cupboard with space for condenser tumble dryer.

## Parking

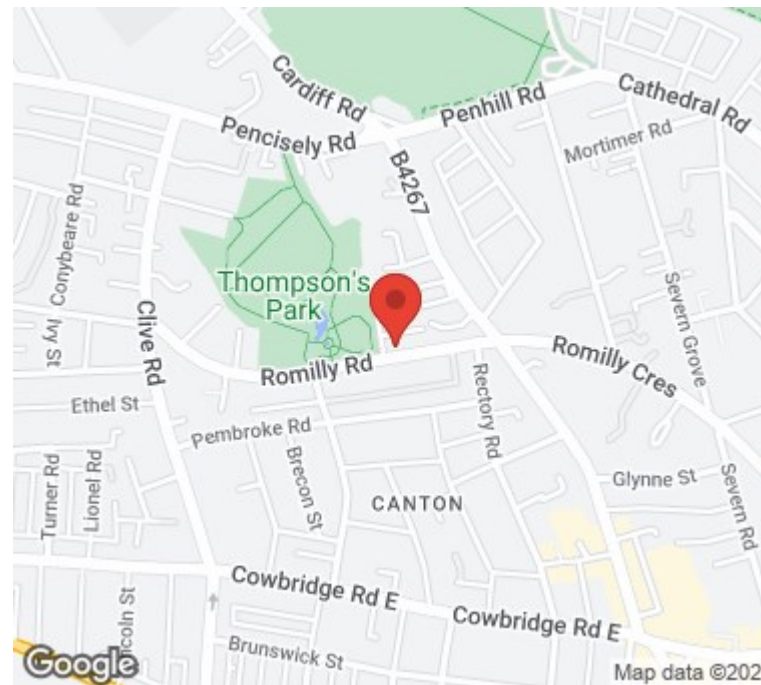
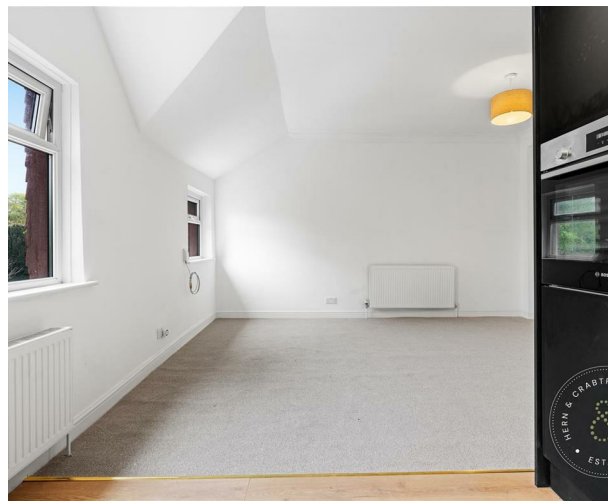
Allocated parking to the rear





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





**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>78</b>
	<b>60</b>	

**England & Wales** 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.