



Romilly Road  
| Canton | CF5 1FN



# ROMILLY ROAD

Guide Price £435,000

A handsome five bedroom Victorian townhouse situated in the highly sought after Canton area.

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 in brief comprises of: Porch, hallway, living room, sitting room, shower room, kitchen, dining room and utility room. The first floor hosts three bedrooms and a family bathroom. Two further bedrooms to the second floor. A front forecourt garden and an enclosed rear garden completes the accommodation.

Please contact Hern and Crabtree Pontcanna for more information and to arrange your viewing today!



## Front

Front forecourt garden. Low rise brick wall.

## Porch

Enter via a double glazed PVC door to the front elevation with window over. Tiled sidings and floor. Door leading to:

## Hallway

Period tiled flooring. Coved ceiling. Vertical Radiator. Stairs rising up to the first floor. Understairs storage space.

## Living Room

14'0" max x 11'10" max

Double glazed bay window to the front elevation. Coved ceiling. Picture rail. Wooden laminate flooring. Vertical radiator. Double doors leading to the sitting room.

## Sitting Room

9'6" max x 11'6" max

Coved ceiling. Picture rail. Wooden laminate flooring. Vertical radiator. Double doors leading to the living room. Door leading to the shower room.

## Shower Room

W/C and wash hand basin. Walk in shower with rainfall shower head and glass splashback screen. Vanity cupboard. Light up mirror. Extractor fan. Tiled walls. Tiled flooring.

## Kitchen/Dining Room

21'9" max x 10'1" max

Two double glazed windows to the side elevation. Double glazed PVC door leading to the rear garden. Wall and base units with worktops over. Stainless steel one bowl sink with mixer tap. Integrated four ring electric hob. Integrated oven. Plumbing for washing machine. Tiled flooring. Part tiled walls. Vertical radiator. Extractor fan.

## Utility

Double glazed obscure window to the side elevation. Worcester gas combination boiler. Plumbing for washing machine.

## Landing

Stair rise up from the hallway. Wooden handrail and spindles. Matching bannister. Split level landing. Vinyl flooring.

## Bedroom One

15'7" max x 14'0" max

Double glazed bay and a half window to the front elevation. Cast iron feature fireplace. Coved ceiling. Vinyl flooring. Vertical radiator.

## Bedroom Two

11'6" max x 9'3" max

Double glazed window to the rear elevation. Vinyl flooring. Vertical radiator.

## Bedroom Three

12'4" max x 9'8" max

Double glazed window to the rear elevation. Vinyl flooring. Vertical radiator.

## Bathroom

Double glazed obscure window to the side elevation. W/C and wash hand basin. Walk in shower with rainfall shower head and glass sliding door. Vanity cupboard. Extractor fan. Tiled walls. Tiled flooring.

## Second Floor Landing

Stair rise up from the first floor landing. Wooden handrail and spindles. Matching bannister. Vinyl flooring. Double glazed skylight window. Small loft access.

## Bedroom Four

14'7" max x 11'5" max

Double glazed window to the front elevation. Vinyl flooring. Vertical Radiator.

## Bedroom Five

10'7" max x 8'11" max

Double glazed window to the rear elevation. Vinyl flooring. Vertical Radiator.

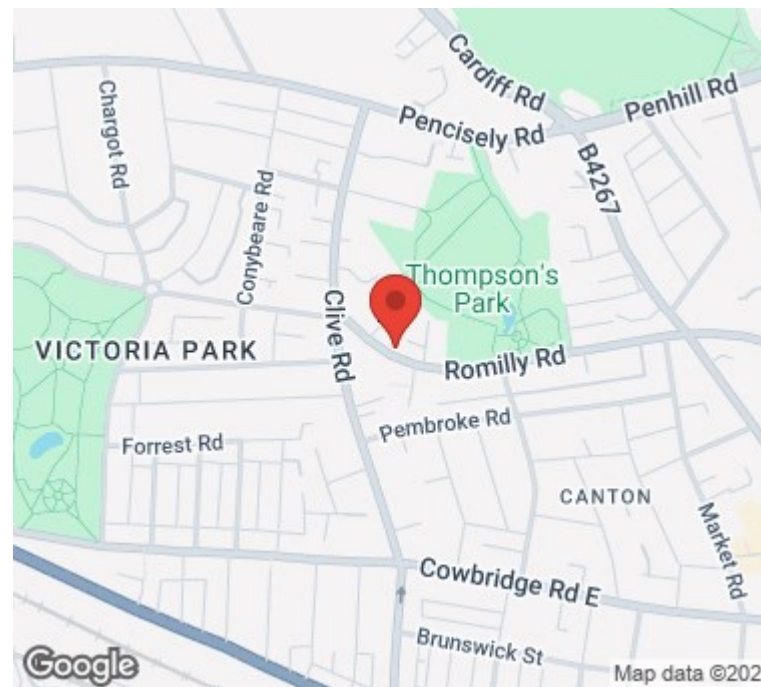
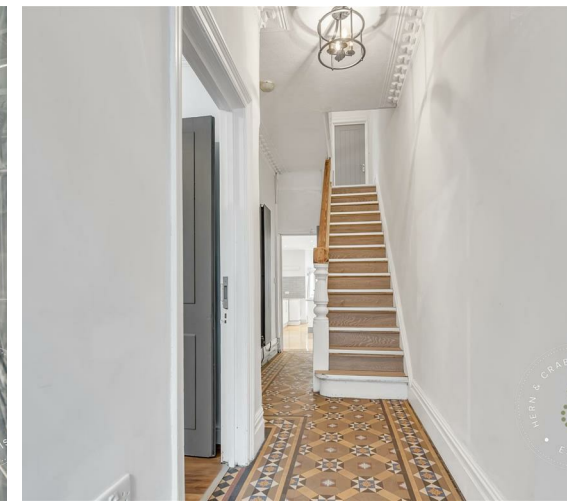
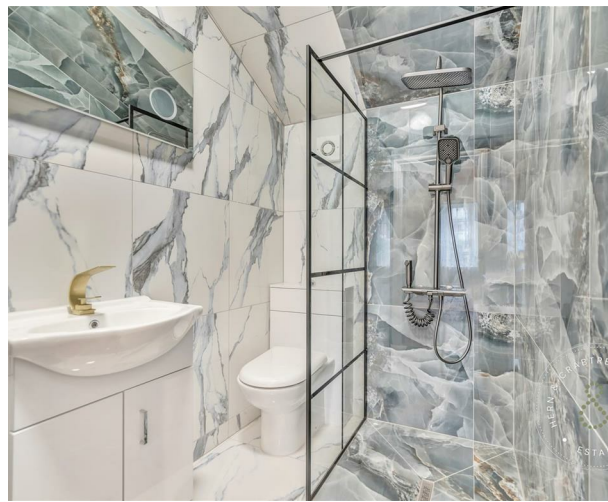
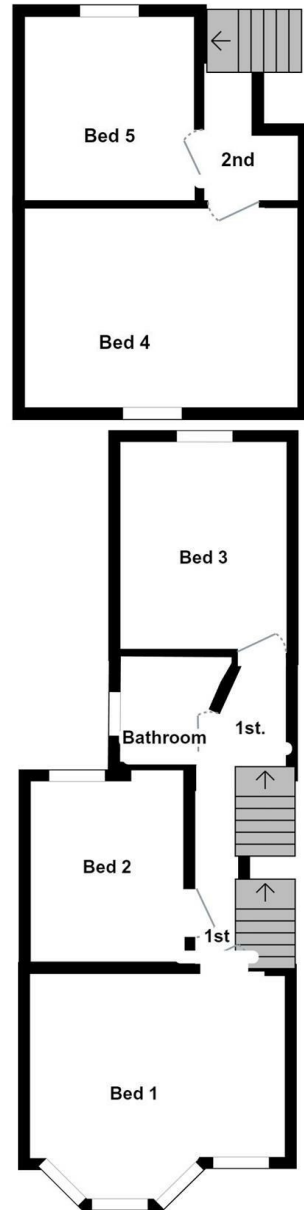
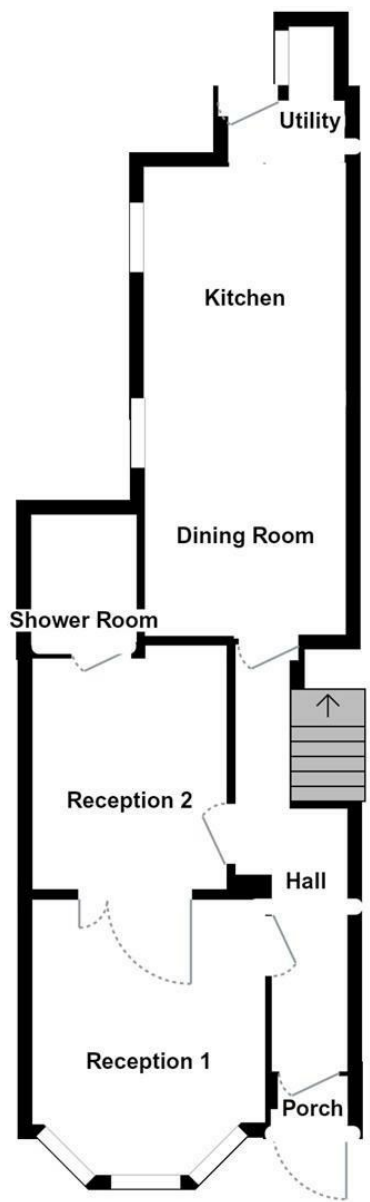
## Garden

Enclosed rear garden. Paved patio. Mature shrubs. Flower borders. Side return.



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>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</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.