

Romilly Crescent

PONTCANNA, CF11 9FF

GUIDE PRICE £200,000

**Hern &
Crabtree**



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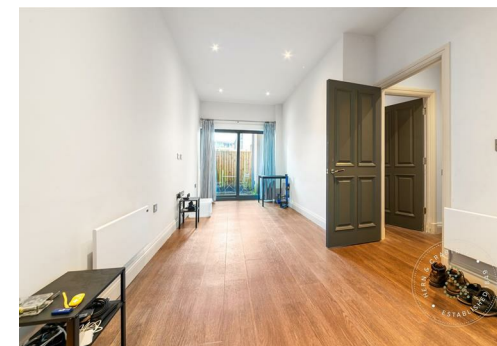
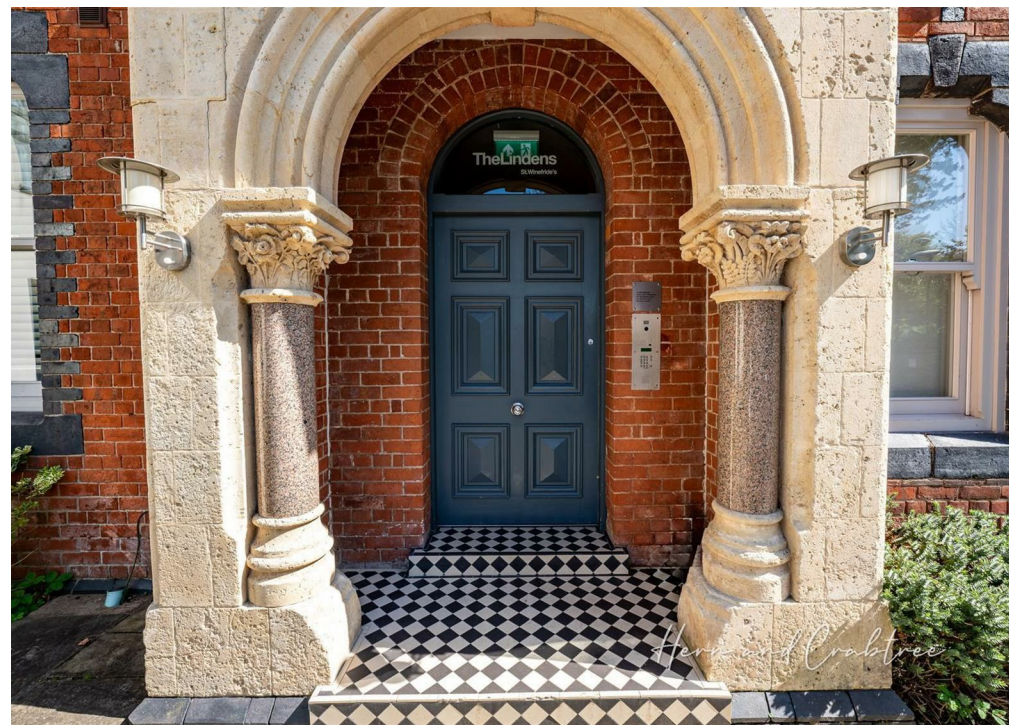
Romilly Crescent

A very stylish one bedroom, ground floor apartment in a highly regarded Portabella development, close to Thompsons Park & offered for sale with no onward chain.

This luxury conversion is accessed from an impressive period entrance hall with security entrance system and further benefits include - a private courtyard garden, gated car parking, bike storage area and good level access.

The accommodation comprises: Communal entrance hall, inner hallway, a contemporary open plan lounge/dining room with patio doors to the garden, a modern kitchen complete with integrated appliances, double bedroom and an en suite shower room.

This apartment is set in a great location for Pontcanna's many wonderful eateries, parks and boutique shops!



398.00 sq ft

Communal Hall

Security entrance intercom system. Access to a grand communal entrance with staircase rising to the first and second floors. This apartment is situated on the ground floor.

Hall

Panelled front door to the inner hall. Double doors open into a cupboard with plumbing for washing machine. Smooth plastered ceiling. Intercom panel. Power points. Feature flooring. Panelled door to the lounge/ dining room and in turn access to the kitchen area. Panelled door to the Bedroom and in turn access to the en suite shower room.

Kitchen Area

8'0" max x 5'10" max

A contemporary style kitchen, off set from the dining area. Featuring a range of matching wall and base units with good storage facilities and feature worktops over. Inset sink drainer with mixer taps above. Integrated wine fridge. Integrated dishwasher. Integrated fridge freezer. Integrated electric oven and hob with cooker hood. Smooth plastered ceiling. Spotlights to the ceiling. Smoke detector. Squared off arch to:

Lounge/ Dining Room

22'3" max x 8'10" max

Sliding patio doors to an enclosed courtyard garden. Feature flooring. Smooth plastered ceiling. Spotlights to the ceiling. Two wall mounted electric panel heaters. Power points. TV aerial point. Space for dining table and chairs.

Double Bedroom

15'6" max x 8'4" max

Large window to the side elevation. Smooth plastered ceiling. Ceiling light point. Wall mounted electric panel heater. Feature flooring. Power points. Door to:

En Suite Shower Room

6'3" max x 3'8" max

A contemporary style shower room, fitted with a three piece suite comprising: Walk in shower cubicle with sliding door and tray with mains pressure shower, wash hand basin set into vanity unit with storage and close coupled WC. Heated towel radiator. Smooth plastered ceiling. Extractor. Spotlights. Feature flooring.

Garden

A low maintenance, paved courtyard garden with timber fencing. Space for table and chairs.

Tenure

The property is leasehold. Leasehold details are currently being compiled.

Parking

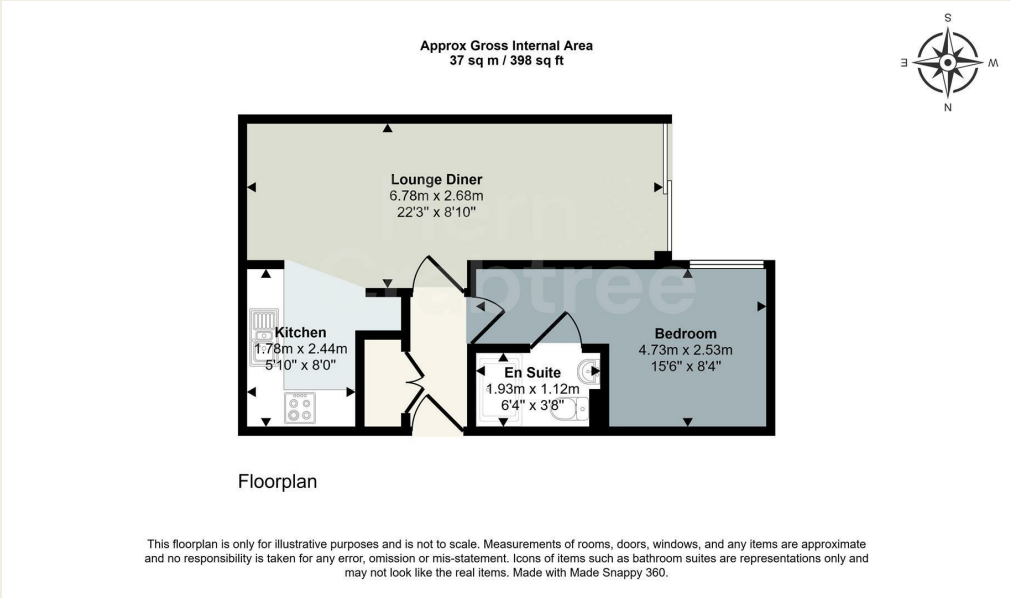
There is an allocated parking space for one vehicle. The parking is accessed through a security entrance system, with in and out drive. There is a communal bike storage area also.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	55
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

