

Romilly Crescent

PONTCANNA, CF11 9NP

GUIDE PRICE £500,000

**Hern &
Crabtree**



Romilly Crescent

Nestled in the desirable Romilly Crescent in Cardiff, this charming mid-terrace house offers a perfect blend of space and modern living, making it an ideal family home. Spanning three storeys, the property boasts an impressive layout that includes three generous reception rooms, providing ample space for relaxation and entertainment.

The heart of the home is the open plan living area, which seamlessly connects to a contemporary open plan kitchen and dining room. This inviting space is perfect for family gatherings and social occasions, allowing for a warm and inclusive atmosphere. The property features two double bedrooms and a lovely attic room, ensuring comfort for all family members. The master bedroom is particularly noteworthy, complete with its own en suite bathroom for added privacy and convenience.

In addition to its interior charm, the house benefits from off-road parking at the front, a valuable feature in this sought-after location. The surrounding area is known for its friendly community and proximity to local amenities, making it an excellent choice for families looking to settle in a vibrant neighbourhood.

This property presents a wonderful opportunity for those seeking a spacious and well-appointed home in Cardiff. With its modern features and prime location, it is sure to attract interest from discerning buyers. Don't miss the chance to make this delightful house your new home.



1735.00 sq ft

Reception Hall

The property is entered through wood panelled front door to the hallway. Victorian style radiator. Tiled flooring. Ornate coving and cornicing to the ceiling. Picture rail. Meter cupboard. Staircase rising to the first floor with newel posts and spindles. Understairs storage cupboard. Spotlights to the ceiling. Door to the lounge and sitting area. Glass panelled internal door to the kitchen and dining area.

Lounge area

15'2" max x 14'3" max

A light and spacious principle reception area. Ornate coving to the ceiling. Smooth plastered ceiling. Spotlights to the ceiling. Feature bay with sash windows to the front elevation. Victorian style column radiator. Feature fireplace with wooden surround, slate hearth and wood burning stove. Wired for wall light. Access to:

Sitting area

12'10" x 13'3"

Feature Herringbone flooring. Victorian style column radiator. Feature fireplace with tiled hearth and shelving to alcoves. Smooth plastered ceiling. Coving to the ceiling. Feature slimline vertical windows to the hall and to the rear. Access to:

Rear lobby

7' x 3'2"

Glass panelled door to the rear elevation giving access to the garden. Skylight window. Tiled flooring. Wall hung sink unit. Door to laundry cupboard with plumbing for washing machine. Door to:

Cloakroom

3'10" x 2'11"

WC with hidden cistern. Vertical radiator. Vertical window to the rear elevation and front elevation. Smooth plastered ceiling.

Kitchen area

14'2" x 9'9" max

An open plan style kitchen/ dining room. Fitted with a range of bespoke base units with wooden surrounds and work surfaces and white cupboards and drawers offering storage facilities. Stainless steel sink drainer unit with mixer tap. Space for range cooker with tiled surround and cooker hood. Vertical column radiator. Tiled flooring. Smooth plastered ceiling. Spotlights to the ceiling.

Dining area

11'2" x 11'5"

A useful and bright room with bi folding doors which open out to the garden. Double glazed windows to the side elevation. Two feature sky light windows. Power points.

Landing

A split level landing. Skylight window. Vertical radiator. Staircase rising up to the second floor. Doors to master bedroom and en suite and bedroom two.

Bedroom one

15'3" x 12'9" max

A light and spacious principle bedroom with feature sash window to the front elevation. Column style radiator. Smooth plastered ceiling. Coving to the ceiling. Spotlights to the ceiling. Power points. Access to:

En suite & Dressing area

6'11" x 5'6"

A three piece suite in white comprising: shower cubicle with tray and glass door, wash hand basin with tiled splashback and WC. Sash window to the front elevation. Non slip flooring. Smooth plastered ceiling. Spotlights to the ceiling. Extractor. There is a useful dressing area space (6'11" x 5') with vertical radiator, smooth plastered ceiling and spotlights to the ceiling next to the en suite shower room.

Bedroom two

13'2" x 12'8"

A lovely second double bedroom with sash window to the rear elevation with aspect to the garden. Column style radiator. Smooth plastered ceiling. Coving to the ceiling. Spotlights to the ceiling. Power points.

Family Bathroom

10'2" x 14'1" max

A stylish and spacious contemporary bathroom with a central bath with wooden surround and central taps, fitted shower cubicle with mains pressure shower, twin sinks set into vanity unit with tiled splashbacks and WC with hidden cistern. Contemporary style flooring. Column style radiator. Loft access. Smooth plastered ceiling. Spotlights to the ceiling,

Attic room

15'3" x 11'3" max

A useful attic room being used as a bedroom situated on the second floor. Smooth plastered ceiling. Spotlights to the ceiling. Exposed beams. Column style radiator. Skylight windows. Power points. Under eaves storage. Wooden flooring.

Outside Front

To the front of the property is a dropped kerb allowing access to off road parking for one vehicle. Dwarf walling. Hedge.

Outside Rear

To the rear of the property is an enclosed garden. The garden is mainly laid to paving with walling, fencing and hedge borders. There are attractive plants and trees planted. Paved sun terrace area. Garden shed. Mature flower beds.

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		85
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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