

Romilly Crescent

PONTCANNA, CARDIFF, CF11 9FA

GUIDE PRICE £375,000

**Hern &
Crabtree**



Romilly Crescent

A beautifully presented ground-floor apartment in the iconic "St Winefredes", a gated conversion in the heart of Pontcanna, renowned for high-quality apartments set in this art-deco-inspired building.

This stylish ground floor apartment with sun-terrace and parking is an ideal pad for easy living in this most fashionable part of town, on the doorstep of Pontcanna's coffee shops, boutiques, and restaurants.

This stylish apartment is accessed via a striking communal central hall, which sets the tone, and leads to the left to the main front door. The apartment boasts two fantastic bedrooms, one with an en suite, a main bathroom and a showpiece lounge with a high-quality kitchen and floor-to-ceiling windows and double doors that open to a generous outside sun terrace.

This really is the ideal place for someone looking for a quality pad in the center of leafy Pontcanna.



720.00 sq ft

Hallway

L-shaped hallway with wood laminate flooring, running throughout the property. Built-in large airing cupboard, plumbing for washing machine and shelf. Doors to:

Kitchen Diner / Living Room

20'3 max x 18'7 into kitchen area

Broken plan kitchen diner, kitchen offset to one side with wall and base units, complimentary quartz work tops over. Stainless steel sink and mixer tap, integrated full length 'Bosch' dishwasher, integrated wine cooler rack, double oven and grill. Integrated 'Bosch' ceramic electric hob, upstand splash back and concealed cooker hood over. Integrated fridge freezer, continuation of wood laminate flooring. Living room diner has 'Crittall' style windows, doors leading out to a large patio sitting area. Spot lights, two electric radiators.

Bedroom One

10'5 max x 14'10 max

Two double glazed windows to the rear aspect, fitted wardrobes, electric radiator and door to en-suite.

En-suite

8'5 max x 5'6 max

Bath with plumbed shower over, glass splash back screen, part tiled wall. Tiled floor, WC, wash hand basin with base vanity unit, heated towel rail, extractor fan and spot lights.

Bedroom Two

9'3 max x 10'2 max

Double glazed window to the rear aspect, electric radiator, fitted wardrobes.

Shower Room

7'11 max x 3'10 max

WC, wash hand basin, double shower with plumbed shower, heated towel rail, part tiled walls, extractor fan and spot lights.

Tenure

Leasehold. 125 years from 2015 with 115 years remaining. Annual ground rent £250. Annual service charges £1,570.46.

Additional Information

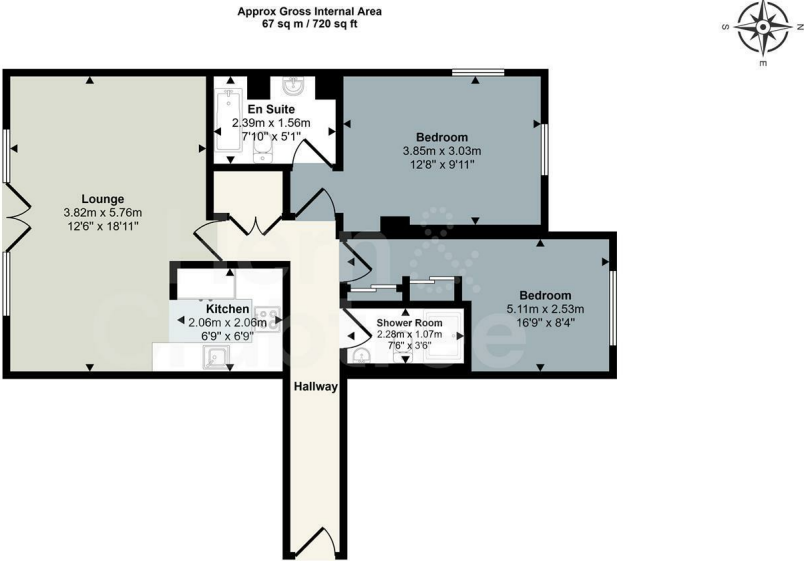
Council Tax Band F (Cardiff). EPC rating E.

Disclaimer

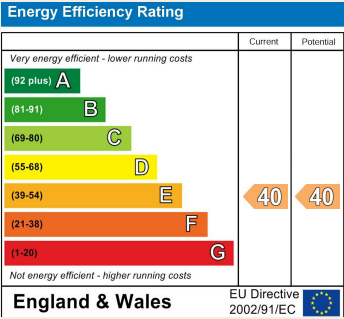
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Hern & Crabtree

02920 228135 pontcanna@hern-crabtree.co.uk hern-crabtree.co.uk 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS



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