

Romilly Road

THOMPSONS PARK, CARDIFF, CF5 1FL

GUIDE PRICE £195,000

**Hern &
Crabtree**



Romilly Road

A beautiful, newly-refurbished first 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

Access to the open plan living room/ dining/ kitchen.

Open plan lounge/ dining room/ kitchen

19'6" max x 16'3" 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. Integrated slimline dishwasher. Integrated washing machine. Cupboard housing gas combination boiler.

Bedroom

13'1" x 9'4" max

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

Bathroom

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.

Parking

Allocated parking to the rear

Additional Information

Share of the freehold.

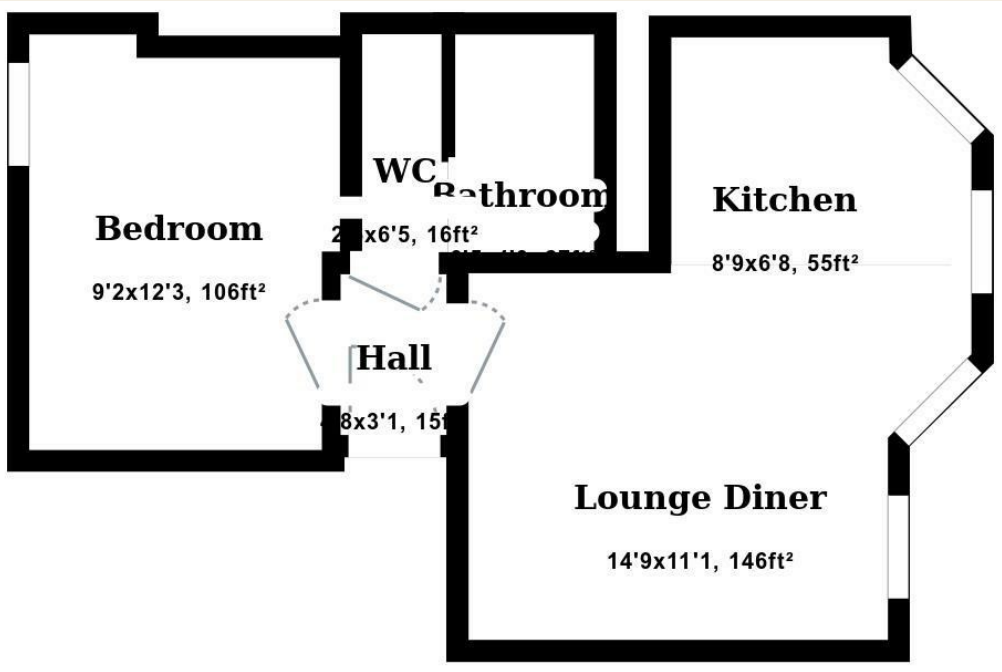
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Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	79
England & Wales		EU Directive 2002/91/EC



Hern & Crabtree

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

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