

Romilly Road

CARDIFF, CF5 1FL

GUIDE PRICE £825,000

**Hern &
Crabtree**



Romilly Road

A beautifully presented, six-bedroom, semi-detached family home situated on Romilly Road, effortlessly blending classic character with contemporary living – and all just a stone's throw from the green open spaces of Thompson's Park.

From the moment you step inside, there's an immediate sense of warmth and refinement. Sympathetically updated, the home retains its period charm with high ceilings, original features, and generous proportions throughout. Two elegant reception rooms offer versatile living and entertaining spaces, while the stylish kitchen and dining area open up to views over the mature, landscaped garden – a truly tranquil retreat in the heart of the city.

Upstairs, the property offers six well-appointed bedrooms across the upper floors, serviced by two modern and thoughtfully designed bathrooms. Each room is bathed in natural light and provides ample space for growing families or those seeking flexible home-working solutions.

A real highlight is the detached two-storey coach house at the rear – would be ideal as a home office, studio, or guest accommodation – tucked behind the garden and offers a private, leafy outlook.

This is a rare opportunity to acquire a turn key home in a prime Cardiff location, with Thompson's Park quite literally on your doorstep and the vibrant cafés, boutiques, and amenities of Pontcanna just a short stroll away.



2289.00 sq ft

Front of property

Front forecourt garden. Low rise brick wall with wrought iron railings and gate. Storm porch.

Reception Hall

The property is entered through a traditional wooden glazed door to the front elevation with window over. Coved ceiling. Tiled flooring. Radiator. Staircase rising up to the first floor. Useful understairs storage cupboards. Understairs storage alcove.

Reception Room

16'10" max x 14'4" max

A beautifully presented reception room. Double glazed bay window to the front elevation with fitted plantation shutters. Coved ceiling. Ceiling rose. Log burner stove inset within a chimney breast with stone hearth. Stripped wooden flooring. Two radiators.

Sitting Room

13'7" max x 12'2" max

Double glazed French doors to the rear elevation with window over giving access to the garden. Coved ceiling. Cast iron feature fireplace. Stripped and painted wooden flooring. Radiator.

Kitchen/ Dining Room

22' max x 13'1" max

Double glazed window to the side elevation. Double glazed French doors to the rear and side elevation leading to the rear garden. Coved ceiling. Wall and base units with worktops over. Stainless steel one and half bowl sink with mixer tap. Integrated five ring gas hob with tiled splashback with cooker hood over. Integrated double oven and grill. Integrated full length dishwasher. Integrated microwave. Integrated washing machine. Larder fridge. Larder freezer. Breakfast bar. Stripped and painted wooden flooring. Two radiators.

Cloakroom

Double glazed obscure window to the side elevation. A two piece suite comprising: W/C and wash hand basin. Tiled flooring. Radiator.

Landing

Staircase rising up from the entrance hall. Wooden handrail and spindles. Matching banister. Stairs rise up to the second floor landing. Split level landing. Part coved ceiling. Stripped wooden flooring. Two radiators.

Bedroom One

18'5" max x 16'9" max

Double glazed bay window to the front elevation with fitted plantation shutters. Coved ceiling. Cast iron feature fireplace within chimney breast with stone hearth. Two radiators.

Bedroom Two

13'7" max x 12'5" max

Double glazed window to the rear elevation. Coved ceiling. Stripped wooden flooring. Radiator.

Bedroom Three

12'8" max x 10'2" max

Double glazed window to the rear elevation. Fitted wardrobes with concealed gas combination boiler. Stripped and painted wooden flooring. Radiator.

Bedroom Four

10'9" max x 9'11" max

Double glazed window to the side elevation. Cast iron feature fireplace. Stripped wooden flooring. Radiator.

Shower Room

8'7" max x 5'3" max

Double glazed obscure window to the side elevation. A three piece suite comprising: W/C, wash hand basin and shower quadrant with fitted shower, wet wall and glass door. Part tiled walls. Stripped and painted wooden flooring. Heated towel rail.

Second Floor Landing

Stairs rise up from the first floor landing. Wooden handrail and spindles. Matching bannister. Double glazed window. Fitted linen cupboard. Radiator.

Bedroom Five

14'1" max x 12'1" max

Double glazed window to the front elevation. Cast iron feature fireplace. Stripped and painted wooden flooring. Radiator.

Bedroom Six

13'9" max x 12'8" max

Double glazed window to the rear elevation. Cast iron feature fireplace. Stripped and painted wooden flooring. Radiator. Loft access hatch with pull down ladder to a half boarded and fully insulated loft.

Bathroom

11'4" max x 5'10" max

Double glazed obscure window to the front elevation. W/C and wash hand basin. Jacuzzi bath with central mixer taps. Shower cubicle with fitted shower and glass door. Part tiled walls. Stripped and painted wooden flooring. Heated towel rail.

Garden

Enclosed rear garden. Paved patio seating area. Grass lawn. Mature shrubs and trees. Flower borders. Cold water tap. Side return. Paved path leading to a rear coach house.

Additional Information

Freehold. Council Tax Band G (Cardiff). EPC rating TBC.

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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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