

Romilly Road

CARDIFF, CF5 1FH

GUIDE PRICE £500,000

**Hern &
Crabtree**



Romilly Road

An exceptional opportunity to create your dream home.

Full planning permission has been granted for an impressive three-story detached house with parking and a rooftop terrace that overlooks the scenic Thompson's Park.

The proposed plans include a spacious open-plan kitchen, dining, and family area, seamlessly connecting to a private patio. The ground floor also features a central hallway and two additional reception rooms. On the first floor, you'll find a striking galleried landing above the entrance hall, leading to four generous bedrooms, including one with an en-suite, along with a principal family bathroom. The top floor is dedicated to a luxurious master suite, complete with a private en-suite, walk-in wardrobe, and a balcony. Outside, the property will boast a beautifully landscaped garden and convenient parking.

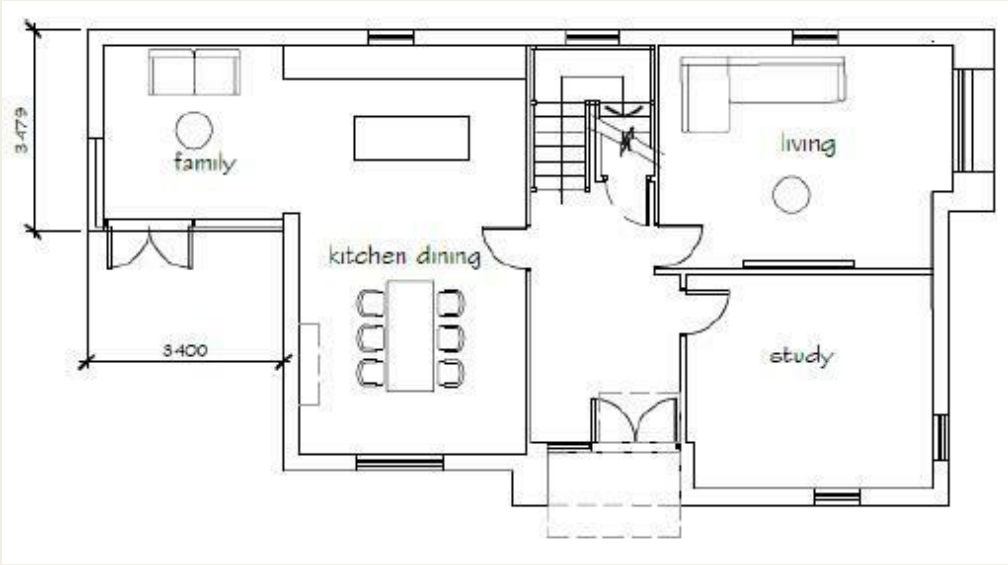
This is a rare chance to secure a prime location and design your ideal home at the edge of Thompson's Park.



sq ft



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		
England & Wales		EU Directive 2002/91/EC

