



Romilly Road

| | Canton | CF5 1FN

Hern and Crabtree



ROMILLY ROAD

Guide Price £400,000

A large, imposing Victorian residence that currently has four bedrooms over the three storeys. The property is just a short walk from Pontcanna, offering many popular and highly rated bars, restaurants and bistros and Thompsons Park.

The accommodation comprises: Entrance Hall, Living Room, Sitting Room, Dining Room and Kitchen to the ground floor. On the first floor are two bedrooms and two separate bathrooms. On the second floor are two further bedrooms.

Externally there is a forecourt to the front and an enclosed garden to the rear.

The property is being offered for sale with no onward chain.

Hern and Crabtree

Front

Front forecourt garden. Low rise brick wall.

Storm Porch

Enter via a double glazed door to the front elevation with window over.

Entrance Hall

Stairs to the first floor. Period tiled flooring.

Living Room

13'5 max x 11'5 max

Bay window to the front elevation. Radiator.

Sitting Room

9'5 max x 12' max

Double glazed door to the rear elevation. Feature fireplace. Radiator.

Dining Room

9'7 max x 13'6 max

Double glazed window to the side elevation. Feature gas fireplace.

Kitchen

9'6 max x 8'5 max

Fitted kitchen. Double glazed door to the garden. Windows to the side and rear elevation.

Garden

Enclosed rear garden. Gate with side access.

First Floor Landing

Stairs rise up from the entrance hall. Stairs rising up to the second floor. Radiator. Double glazed window to the side elevation.

Bedroom One

14'7 max x 13'5 max

Bay window to the front elevation. Feature fireplace.

Bedroom Two

11'1 max x 9'5 max

Double glazed window to the rear elevation. Radiator. Feature fireplace.

Inner Lobby

Inner lobby connecting bathroom. Double glazed window to the side elevation.

Bathroom One

8'11 max x 7'5 max

Wash hand basin. Bath. Cupboard. Radiator. Separate W/C and wash hand basin.

Bathroom Two

7'2 max x 5' max

Double glazed window to the side elevation. Bath. W/C and wash hand basin.

Second Floor Landing

Stairs rising up from the first floor landing. Dog leg staircase. Double glazed window for light. Loft access hatch.

Bedroom Three

14'6 max x 11'1 max

Double glazed window to the front elevation. Feature fireplace. Radiator.

Bedroom Four

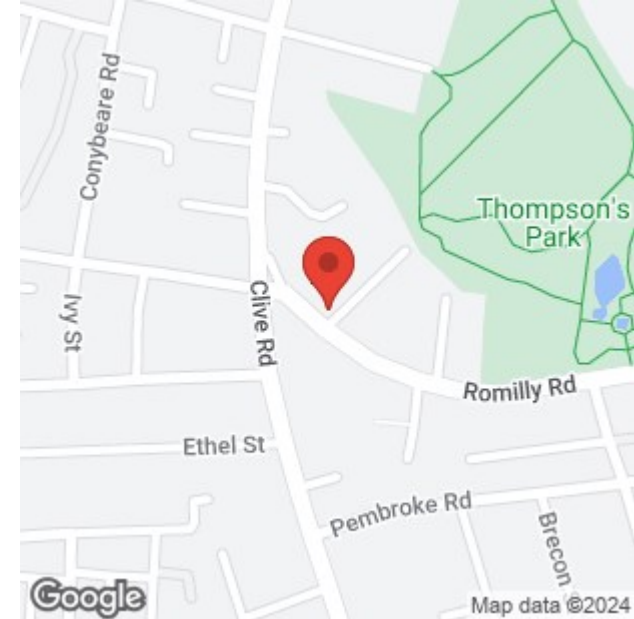
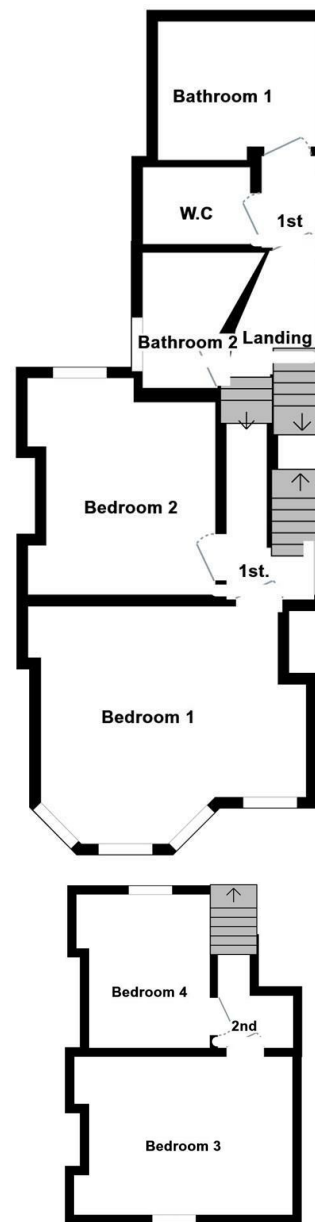
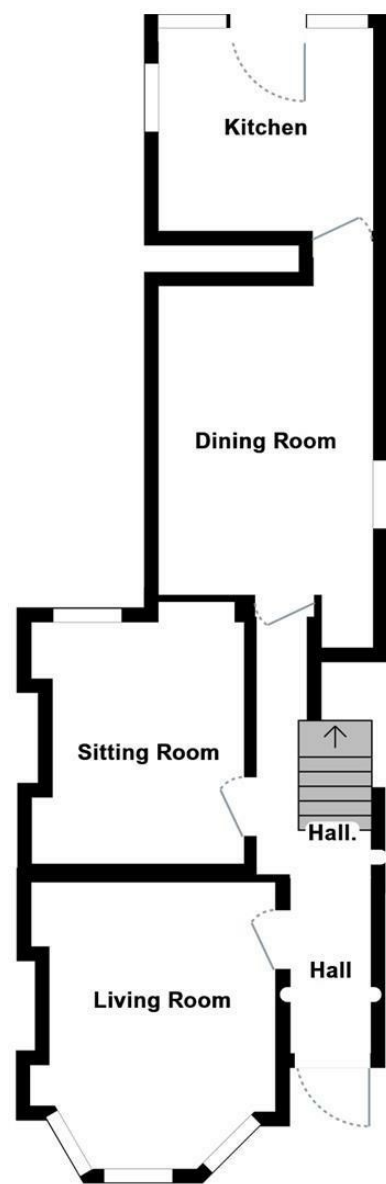
9'7 max x

Double glazed window to the rear elevation.

Feature fireplace. Radiator. Storage into eaves.

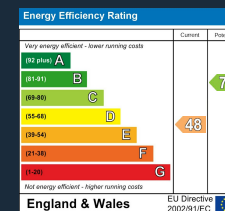


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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.