

3b Romilly Crescent

Cardiff CF11 9NP

Guide price

£285,000



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An exceptional three double bedroom duplex flat in the heart of bustling Pontcanna, offering very generous living accommodation over three floors and there is a private roof garden, which gives a generous outside living area accessed from the living room.

Located on Romilly Crescent & opposite Severn Grove this wonderful property is well positioned, offering easy access to the bars, bistros and parks of Pontcanna as well as the amenities of Canton, including Chapter and Thompson Park.

In brief the accommodation comprises a private entrance hallway, generous kitchen with fitted units, opening to a spacious living room, there are three double bedrooms, a bathroom, en-suite and a separate W/C. Finally there is a roof garden with space for dining furniture and garden storage.

The property benefits from a brand new 175 year lease!

For ore information, please call Hern & Crabtree, Pontcanna.



Entrance

A private entrance to the flat from Romilly Crescent, a glazed door allows access to the porch and there is a door to the ground floor hallway. A further door opens to the inner hallway and stairs to the first floor.

First Floor

Landing

Fitted carpet, stairs rising to the second floor accommodation, radiator and doors to the kitchen, bathroom, W/C and third bedroom.

Kitchen 13'08 x 11'04 (4.17m x 3.45m)

Laid to laminate flooring, there is a rear aspect window and space for a dining table. The kitchen comprises an array of wall and base units with a 1 and ½ bowl stainless steel sink and drainer, a four burner gas hob with a hood above, a built in oven and further space and plumbing for appliances. Tile splash-backs and open into:

Living Room 17'05 x 15'11 (5.31m x 4.85m)

A large living area laid to carpet, there is space for a dining table and ample room for lounge furniture. There is a front aspect bay window fitted with wooden window shutters, a feature electric fire, coved ceiling and a PVCu partially glazed stable door out to the roof garden.

Roof Garden

A private roof garden laid to artificial lawn, offering space for dining furniture, potted plants and garden storage. The roof

garden boasts an elevated view of Romilly Crescent and Severn Grove.

Bedroom Three 12'08 x 11'03 (3.86m x 3.43m)

A generous double bedroom laid to carpet, there is a rear aspect window, a radiator and a wall mounted 'combi' boiler.

Bathroom

A modern three piece suite comprising a panelled bath with a mixer tap and a hand held shower attachment, a separate shower cubicle with a multi function shower and finally a vanity unit with a wash basin. There is built in storage, an obscured side aspect PVCu double glazed window, recessed spotlights and tile splash-backs.

W/C

A separate W/C comprising a push button W/C, vanity unit with wash basin, tile splash-backs, recessed spotlights and a side aspect obscured PVCu double glazed window.

Second Floor

Landing

Loft access suitable for storage, fitted carpet and a skylight.

Master Bedroom 16'05 x 13'00 (5.00m x 3.96m)

A generous double bedroom laid to carpet, there is a front aspect PVCu double glazed window fitted with wooden window shutters, a traditional fireplace and an array of fitted wardrobes. Radiator. Door to the en-suite.

En-Suite

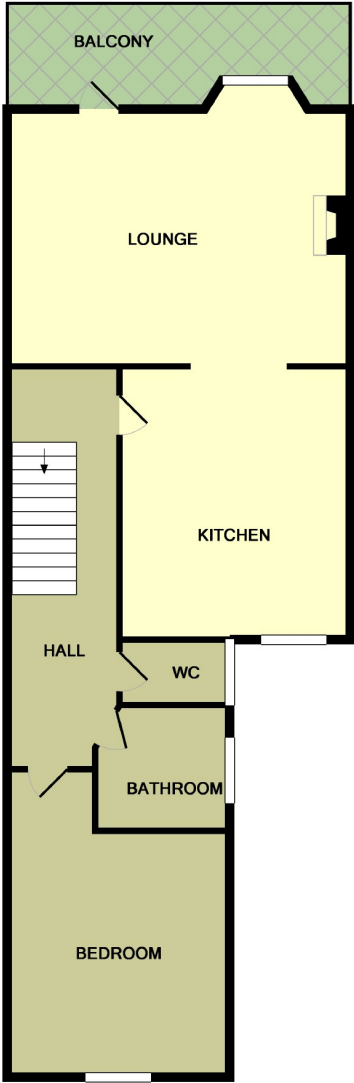
A modern three piece suite comprising a stand-alone shower

cubicle, a push button W/C and a vanity unit with wash basin. Heated towel rail.

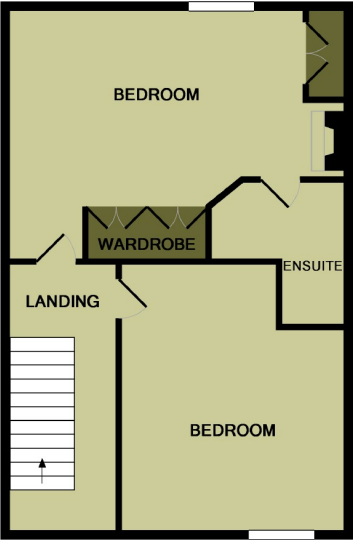
Bedroom Two 14'02 x 11'03 (4.32m x 3.43m)

Another double bedroom laid to laminate flooring, there is a rear aspect PVCu double glazed window fitted with wooden window shutters and a radiator. Space for a double bed and bedroom furniture.

Tenure
Leasehold



GROUND FLOOR
APPROX. FLOOR
AREA 737 SQ. FT.
(68.5 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 475 SQ. FT.
(44.1 SQ. M.)

TOTAL APPROX. FLOOR AREA 1212 SQ. FT. (112.6 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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