



Romilly Road, offers over £375,000

- Council Tax - Band F
- Four Bedrooms and Three Reception Rooms
- NO ONWARDS CHAIN
- Period Features
- Sought After Location
- EPC Rating: E



 4  2  2



About the property

Located in the sought after and popular area of Pontcanna is this four bedroom end terrace Victorian property full of period and original features and being sold with NO ONGOING CHAIN. The property is just a short walk from Canton high street and Pontcanna, offering shops, transport links and highly rated bars and restaurants as well as being close to Thompsons Park. Internally the property comprises entrance porch, hallway, living room, dining room, 3rd reception room and kitchen. To the first floor are two bedrooms, two bathrooms and a separate wc. To the second floor are two further bedrooms. To the rear of the property is an enclosed garden. Viewings are highly recommended for this property as it would make a PERFECT family home. To book call 02920397171 or book via our website www.peteralan.co.uk.

Accommodation

Entrance Porch

Hallway

Original period floor tiling.

Living Room

13' 5" max x 11' 5" max (4.09m max x 3.48m max)

Dining Room

9' 7" max x 13' 6" max (2.92m max x 4.11m max)

3rd Reception Room

9' 5" max x 12' max (2.87m max x 3.66m max)

Feature fire place.

Kitchen

9' 6" max x 8' 5" max (2.90m max x 2.57m max)



First Floor Landing

Master Bedroom

14' 7" max x 13' 5" max (4.45m max x 4.09m max)

Feature original fire place.

Bedroom Two

7' 2" max x 5' max (2.18m max x 1.52m max)

Bathroom

2nd Bathroom

Seperate Wc

Second Floor Landing

Bedroom Three

14' 6" max x 11' 1" max (4.42m max x 3.38m max)

Feature original fire place.

Bedroom Four

9' 7" max x 1' max (2.92m max x 0.30m max)

Feature original fire place.

Rear Garden

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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