

Romilly Road West

VICTORIA PARK, CARDIFF, CF5 1FU

GUIDE PRICE £299,950

**Hern &
Crabtree**



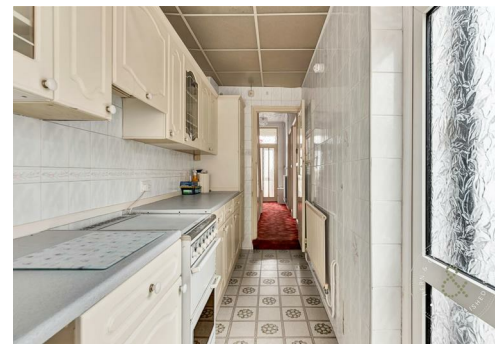
Romilly Road West

No Chain. Located just steps away from the ever-popular Victoria Park, this spacious three-bedroom mid-terrace property presents a fantastic opportunity for buyers looking to modernise and create a home tailored to their own taste.

The current accommodation briefly comprises a welcoming entrance hall, a generously sized through lounge/dining room, and a fitted kitchen on the ground floor. Upstairs, there are three bedrooms and a shower room. The property further benefits include a private rear garden.

The location could not be better, with all the amenities Canton and Victoria Park has to offer right on your doorstep. With excellent schools, shops, restaurants and leisure facilities available nearby, this property is sure to be popular.

Canton is a vibrant suburb of Cardiff located just one mile from the city centre, and is bordered by Victoria Park and the River Ely. It has a wide variety of independent shops, cafes and restaurants as well as a greengrocer and butcher. There are plenty of parks and green spaces including Victoria Park, Thompson Park, and Bute Park a little further afield, making it great for families or anyone who enjoys outdoor activities. The area is also well connected to other parts of the city via public transport links such as bus routes and train stations.



914.00 sq ft

Entrance Porch

Entered via double glazed doors with double glazed windows on either side. Tiled flooring.

Hallway

Coved ceiling. Dado rail. Radiator. Stairs to the first floor with understairs storage space and cupboard.

Lounge/Dining Room

26'4" x 11'8"

Double glazed windows to the front and rear. Coved ceiling. Two radiators. Built in storage units. Gas fire.

Kitchen

17'1" x 5'4"

Double glazed window to the side and rear. Double glazed door to the side. Galley style kitchen with wall and base units with worksurfaces. Tiled wall and floor. Radiator. Stainless steel sink and drainer. Space and plumbing for a washing machine. Space for oven.

FIRST FLOOR

Landing

Dado rail. Stairs from the entrance hall with cast iron bannisters. Coved ceiling.

Bedroom One

15'8" x 9'10"

Double glazed windows to the front. Radiator. Built in wardrobes. Coved ceiling.

Bedroom Two

9'6" x 11'1"

Double glazed window to the rear. Coved ceiling. Radiator. Built in wardrobe.

Bedroom Three

5'10" x 12'6"

Double glazed windows to the front. Radiator. Built in wardrobe. Loft access hatch.

Shower Room.

4'11" x 5'2"

Obscure double glazed window to the rear. Shower, w/c and wash hand basin. Tiled walls. Radiator.

OUTSIDE

Front

Forecourt with low rise wall and fence.

Rear Garden

Enclosed paved rear garden with stone wall . Bike shed. wooden shed. Cold water tap. Pedestrian door to the rear lane.

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.

Additional Information

We have been advised by the vendor that the property is Freehold.

Epc -

Council Tax -



Good old-fashioned service with a modern way of thinking.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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