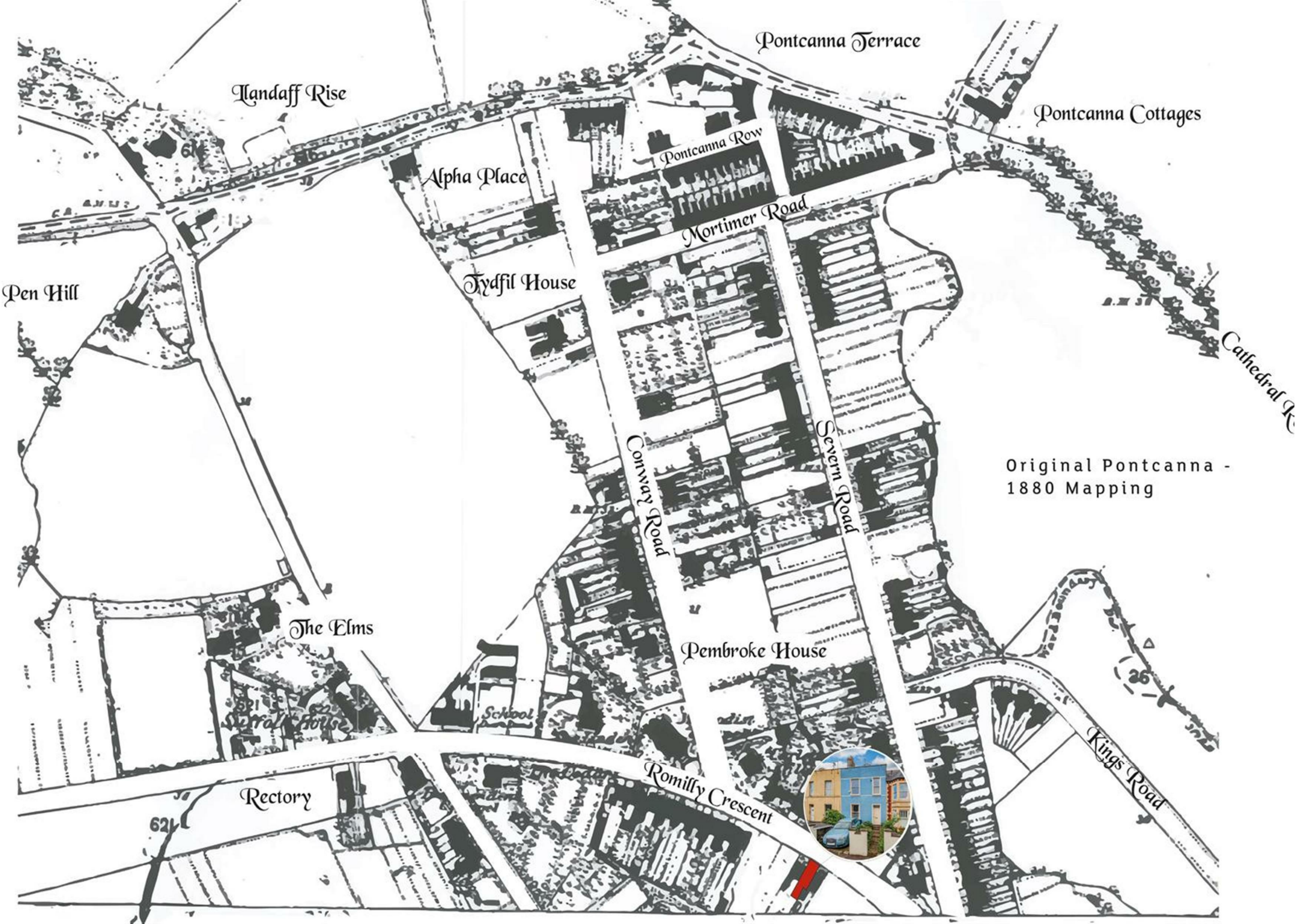




# ROMILLY CRESCENT

PONTCANNA



Pontcanna Terrace

Landaff Rise

Pontcanna Cottages

Alpha Place

Pontcanna Row

Pen Hill

Tydfil House

Mortimer Road

Cathedral Road

Original Pontcanna -  
1880 Mapping

Conway Road

Severn Road

The Elms

Pembroke House

The Rectory

School

Romilly Crescent

Kings Road




62





## ROMILLY CRESCENT

PONTCANNA, CF11 9NP - £775,000

 4 bedroom(s)  2 bathroom(s)  1814.03 sq ft

PURCHASE A PIECE OF PONTCANNA HISTORY! - Rare to the market as owners simply don't move due to the garden size and parking available. JeffreyRoss are proud to bring to the market one of the first properties to be built in Pontcanna! (Approx 1870s) This incredible 3 storey family home is steeped in History for the area and is simply a joy to walk around. The property briefly comprises Entrance Hallway, 2 good size reception rooms with feature fireplaces, and an extended and impressive Kitchen / Diner that opens onto one of the largest South facing gardens you will find in the area. To the first floor are three impressive double bedrooms with the master suite to the rear that benefits an ensuite and family bathroom to the front. To the second floor in an impressive fourth bedroom with vaulted ceilings and exposed beams currently used as a home studio and office. To the front is driveway parking which is extremely rare for the area. The garden is approx 100ft and to the rear of the garden further benefits a garden office. This is a well maintained and extremely loved family home and one that is our pleasure to list.

Take a closer look at our interactive walk through tour to appreciate the size and potential this home has to offer.


### PROPERTY SPECIALIST

**Mr Elliott Hooper-Nash**  
Elliott@jeffreycross.co.uk  
02920 499680  
Director







| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   | 79        |
| (69-80) <b>C</b>                            | 64  |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



















#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

4.19m x 3.79m (13'8" x 12'5")  
Benefits multi-fuel burning stove

#### **SECOND RECEPTION**

3.76m x 3.75m (12'4" x 12'3")  
Benefits multi-fuel burning stove

#### **OPEN PLAN KITCHEN / DINER**

9.81m x 3.38m (32'2" x 11'1")

#### **CELLAR**

3.88m x 3.34m (12'8" x 10'11")  
Benefits heating

#### **TO THE FIRST FLOOR**

#### **MASTER BEDROOM**

3.40m x 4.28m (11'1" x 14'0")

#### **ENSUITE**

2.06m x 2.61m (6'9" x 8'6")

#### **BEDROOM TWO**

3.87m x 3.58m (12'8" x 11'8")

#### **BEDROOM THREE**

3.43m x 3.71m (11'3" x 12'2")

#### **FAMILY BATHROOM**

1.86m x 2.38m (6'1" x 7'9")

#### **TO THE SECOND FLOOR**

#### **BEDROOM FOUR / STUDIO**

4.66m x 6.92m widest points (15'3" x 22'8" widest points)

#### **GARDEN**

Approx 100ft South facing garden with garden office with electricity at one end, mainly laid to lawn with established vegetable patch, outdoor pizza oven and greenhouse.

#### **DRIVEWAY**

Parking for one car

#### **TENURE**

We are informed by the owner that the property is Freehold, this is to be confirmed by your legal advisor.

#### **COUNCIL TAX**

Band F

#### **ADDITIONAL INFORMATION**

Incredible garden for the area  
Packed full of original features  
Driveway parking which is rare for Pontcanna  
Four double bedrooms  
Workshop in the garden

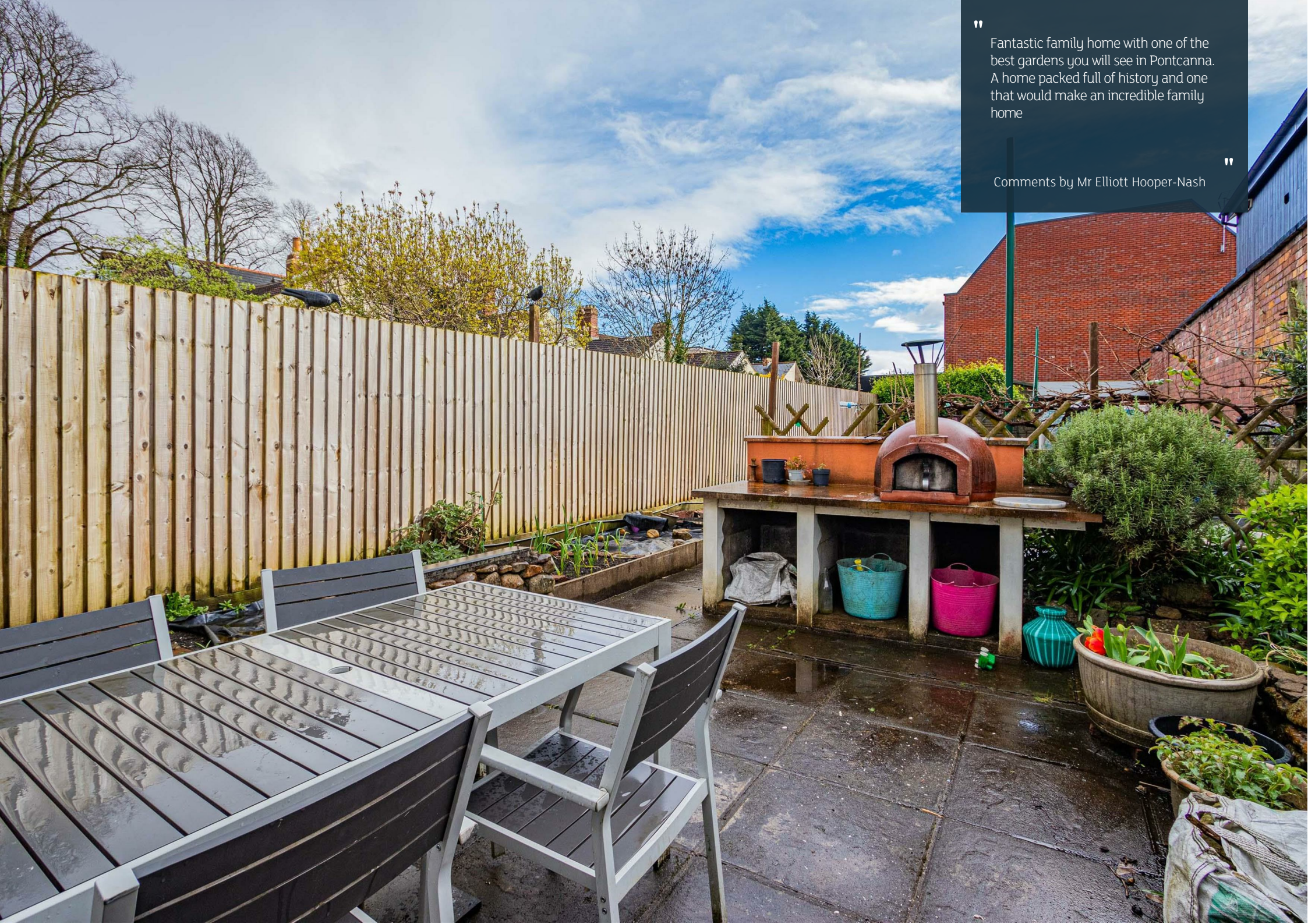
#### **SCHOOL CATCHMENTS**

My English medium primary catchment area is Severn Primary School (year 2024-25)

My English medium secondary catchment area is Fitzalan High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Pwll Coch (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr (year 2024-25)



“  
Fantastic family home with one of the best gardens you will see in Pontcanna. A home packed full of history and one that would make an incredible family home  
”

Comments by Mr Elliott Hooper-Nash

# Romilly Cres, Pontcanna, CRF

Main Building: Total Interior Area Above Grade 168.59 m<sup>2</sup>



Basement (Below Grade)  
Interior Area

Ground Floor  
Interior Area 73.97 m<sup>2</sup>

1st Floor  
Interior Area 68.21 m<sup>2</sup>

2nd Floor  
Interior Area 26.41 m<sup>2</sup>



PREPARED: 2024/03/30

[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

Jeffrey Ross