

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



ROMILLY ROAD WEST
VICTORIA PARK



ENTRANCE HALLWAY

LIVING ROOM

3.79m x 3.33m (12'5" x 10'11")

SECOND RECEPTION

3.09m x 3.27m (10'1" x 10'8")

KITCHEN / DINER

2.87m x 6.07m (9'4" x 19'10")

TO THE FIRST FLOOR

LANDING

Doors to all three bedrooms and family bathroom

BEDROOM ONE

4.81m x 3.33m (15'9" x 10'11")

BEDROOM TWO

3.17m x 3.27m (10'4" x 10'8")

BATHROOM

BEDROOM THREE

2.99m x 3.01m (9'9" x 9'10")

GARDEN

Low maintenance rear garden

TENURE

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

COUNCIL TAX

Band - E

ADDITIONAL INFORMATION

On street Parking
Tenanted on a periodic contract
Rent currently £1,500pcm
Modern fitted kitchen and bathroom





ROMILLY ROAD WEST

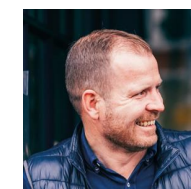
VICTORIA PARK, CF5 1FT - £400,000

 3 Bedroom(s)  1 Bathroom(s)  1084.00 sq ft

Jeffrey Ross are delighted to market this stunning three bedroom house on Romilly Road West in Canton. Ideally located just a stones throw from both Thompson Park and Victoria Park, also just 5 minutes from the amenities of Cowbridge Road East and Pontcanna. This modernised family home briefly comprises of entrance hall, front living room with bay fronted windows, second reception room or diner (would also make a great home office), large stylish kitchen with build in appliances with an addition space to the rear for a small dining table with sliding door access to the rear low maintenance garden. To the first floor we have 2 double bedrooms, modern bathroom and large master bedroom with built in wardrobes.

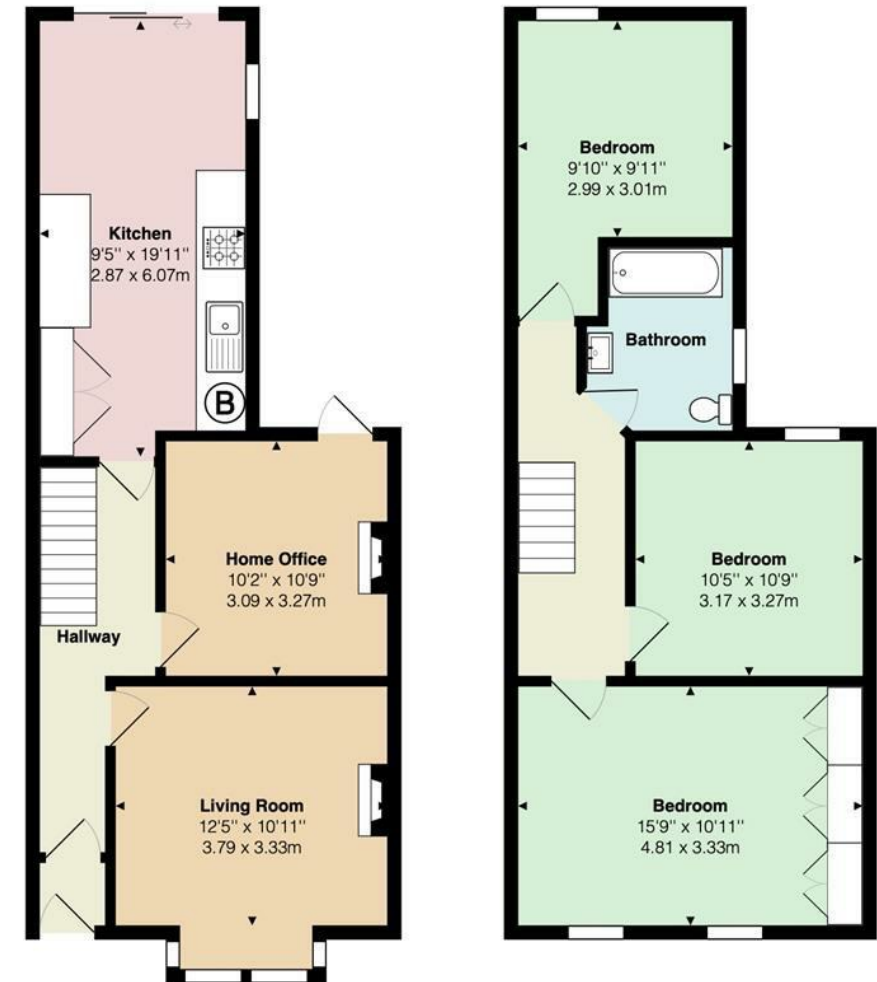


PROPERTY SPECIALIST
Mr Elliott Hooper-Nash
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02920 499680
Director





Romilly Road West, Victoria Park



Romilly Road West
Total Area: 1084 ft² ... 100.7 m²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	