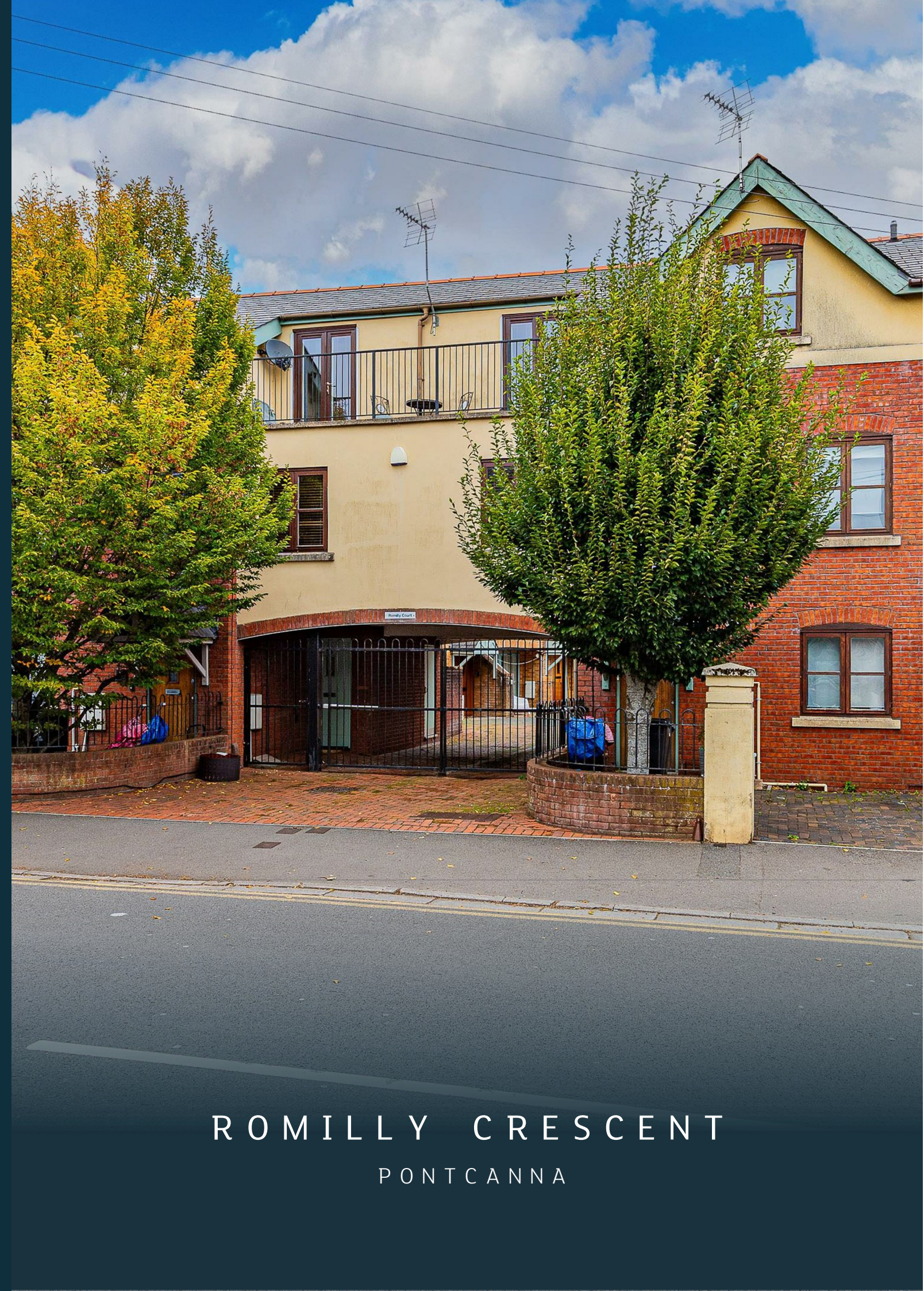


CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



ROMILLY CRESCENT
PONTCANNA



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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	

ENTRANCE HALLWAY

LANDING

BEDROOM
4.27m x 2.03m (14' x 6'8")

BATHROOM
2.26m x 1.73m (7'5" x 5'8")

BEDROOM
6.32m x 2.97m (20'9" x 9'9")

SECOND FLOOR LANDING

KITCHEN
4.24m x 2.44m;0.91m (13'11" x 8;3")

LIVING ROOM
6.32m x 3.28m (20'9" x 10'9")

BALCONY
6.32m x 1.17m (20'9" x 3'10")

COUNCIL TAX
band e

STORAGE
externally there is a storage room with power and lights.

PARKING
Behind a set of steel gates there is allocated parking spaces for two vehicles parked in tandem.

TENURE
Leasehold with a share of freehold service charge is approximately £900 pa including building insurance.

EPC
Rated C

ONWARD CHAIN DETAILS
We have been advised by our seller that the property is being offered with no onward chain. While the property is being rented out to family members and this does not form any part of a tenancy contract.

SCHOOL CATCHMENT
My English medium primary catchment area is Severn Primary School
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.
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)
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.
My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr (year 2024-25)

“With no onward chain, this property is ready for you to move in and make it your own. The desirable location on the fringes of Pontcanna offers a vibrant community atmosphere, with an array of local shops, cafes, and parks just a stone's throw away. This duplex apartment is not just a home; it is a lifestyle choice that combines convenience, comfort, and charm. Do not miss the opportunity to view this exceptional property.”

Comments by - Mr Julian Preston



ROMILLY CRESCENT
PONTCANNA, CF11 9NR - £350,000

2 bedrooms 2 bathroom(s) 916.00 sq ft

An excellent duplex apartment that perfectly blends modern living with comfort. Spanning an impressive 916 square feet, this delightful maisonette boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a stylish city retreat. There is a spacious reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining. The layout flows seamlessly, leading to a contemporary kitchen that is well-equipped for all your culinary needs. The property features a bathroom as well as an ensuite to master bedroom, ensuring convenience and privacy for all residents. One of the standout features of this apartment is the charming balcony area, where you can enjoy your morning coffee or unwind after a long day, soaking in the tranquil surroundings. Additionally, the property benefits from gated allocated parking, providing peace of mind and ease of access. With no onward chain, this property is ready for you to move in and make it your own. The desirable location on the fringes of Pontcanna offers a vibrant community atmosphere, with an array of local shops, cafes, and parks just a stone's throw away. This duplex apartment is not just a home; it is a lifestyle choice that combines convenience, comfort, and charm. Do not miss the opportunity to view this exceptional property.

PROPERTY SPECIALIST

Mr Julian Preston
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02920 499 680
Senior valuer

Romilly Crescent

Total Area: 916 ft² ... 85.1 m² (excluding balcony)

All measurements are approximate and for display purposes only

