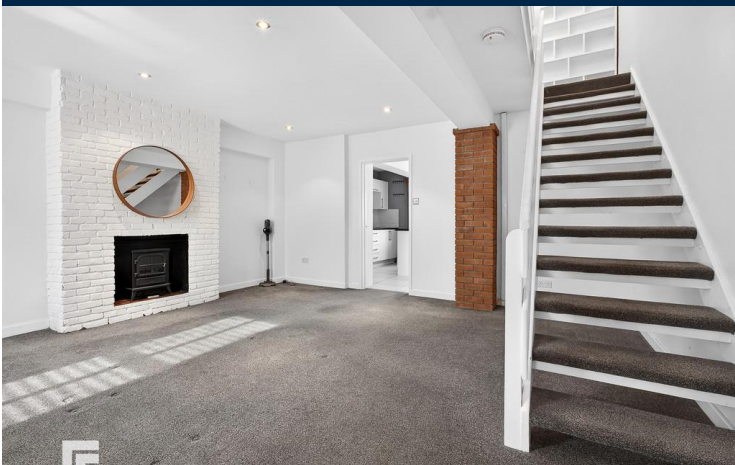




ROMILLY ROAD
CANTON
CARDIFF CF5 1FH

ASKING PRICE OF
£375,000



END TERRACED HOUSE



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A rare opportunity to acquire one of the oldest houses in Cardiff, originally built in 1740, this charming two-bedroom end-terraced property is ideally situated on the highly desirable Romilly Road. Combining historic character with comfortable living, this unique home offers excellent potential for a variety of buyers. The accommodation briefly comprises a welcoming lounge and a spacious kitchen/diner, providing a practical and sociable living space. To the first floor there are two well-proportioned bedrooms, a family bathroom, and a separate WC, offering convenience for modern living. Externally, the property further benefits from an excellent-sized private rear garden, perfect for relaxing or entertaining. Additional features include gas central heating throughout. This property would make the perfect investment, first-time purchase, or family home, and offers fantastic potential in a sought-after location. Early viewing is highly recommended. NO CHAIN.

ENTRANCE

Entered via wood framed door with obscured glass. Original tiled floor. Opening to lounge.

LOUNGE

17' 1" x 16' 2" (5.22m x 4.93m)

Double glazed window to front aspect. Exposed brick chimney breast with space for fireplace. Carpeted flooring. Stairs leading to first floor landing. Spotlights. Radiator.

KITCHEN/DINER

15' 8" x 9' 9" (4.79m x 2.98m)

Large double glazed uPVC window to rear aspect to provide maximum natural light to the room. Tiled flooring. Fitted kitchen with complimentary work surfaces over incorporating double ceramic sink with mixer tap, and four ring electric hob with extractor hood above. Integrated oven plus space and plumbing for washing machine and fridge freezer. Tiled splash backs throughout. Spotlights and pendant light fitting. uPVC door leading to rear garden.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 829 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

FIRST FLOOR

FIRST FLOOR LANDING

Carpeted landing, doors to all rooms.

BEDROOM ONE

11' 0" x 13' 0" (3.37m x 3.98m)

Two double glazed windows to front aspect with fitted roller blinds. Carpeted flooring. Fitted storage across one wall, housing boiler and additional storage cupboard. Loft hatch. Pendant light fitting. Radiator.

BEDROOM TWO

11' 8" x 7' 2" (3.56m x 2.19m)

Double glazed uPVC window to rear aspect with fitted roller blind. Carpeted flooring. Pendant light fitting. Radiator.

BATHROOM

8' 3" x 5' 9" (2.54m x 1.76m)

Double glazed uPVC obscure window to rear aspect. Vinyl flooring and partially tiled walls. Panelled bath with mains shower over plus hot and cold taps. Vanity wash hand basin with mixer tap over, storage beneath and tiled splashback. WC. Spotlights. Heated towel rail.

WC

2' 10" x 4' 11" (0.88m x 1.50m)

Double glazed uPVC obscure window to side aspect. WC. Vinyl flooring. Spotlight.

OUTSIDE

Front - Gated front courtyard with shingled areas plus paved pathway leading to front door. Gated side access to rear garden.

Rear - Private rear garden. Laid to patio, with part shingled and artificial grass areas. Flower beds. Fence and stone wall borders. Rear door leading to gated lane access.

TENURE

MGY are advised that the property is FREEHOLD.



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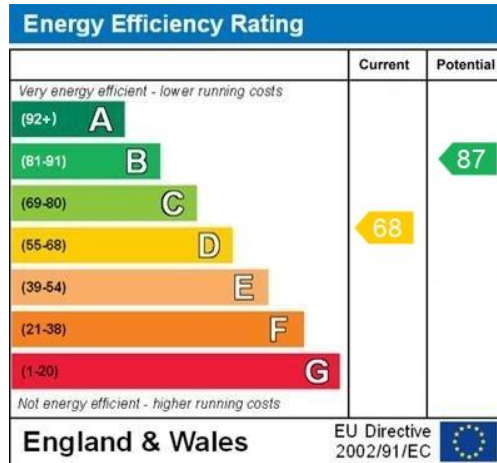
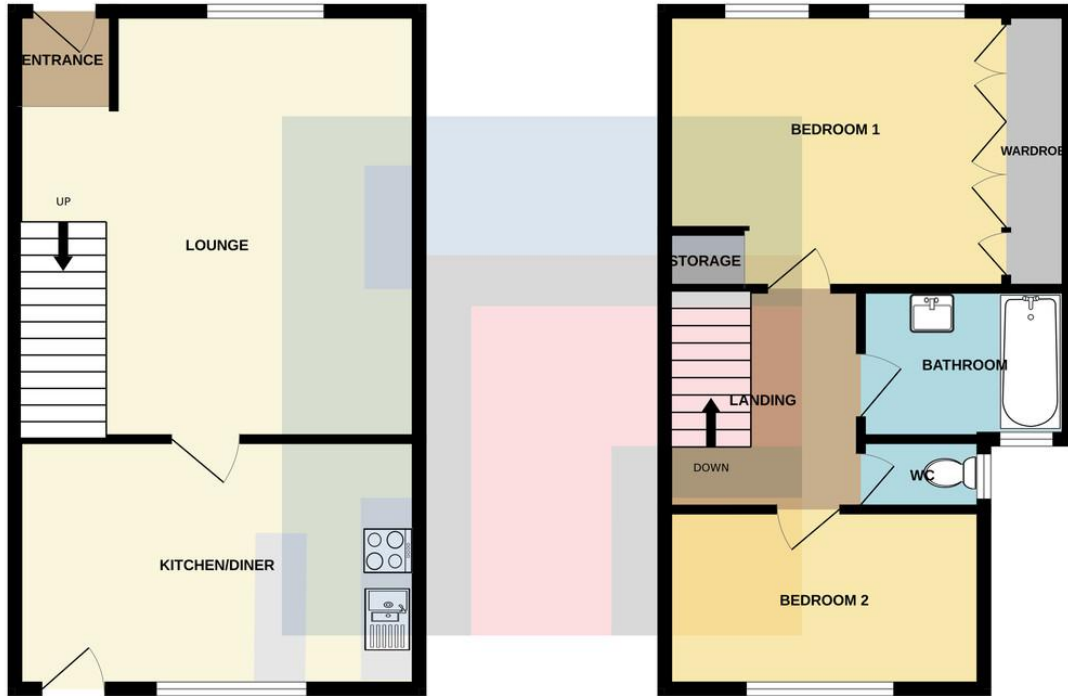
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GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



PONTCANNA 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



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