

# The Overview

Property Name:

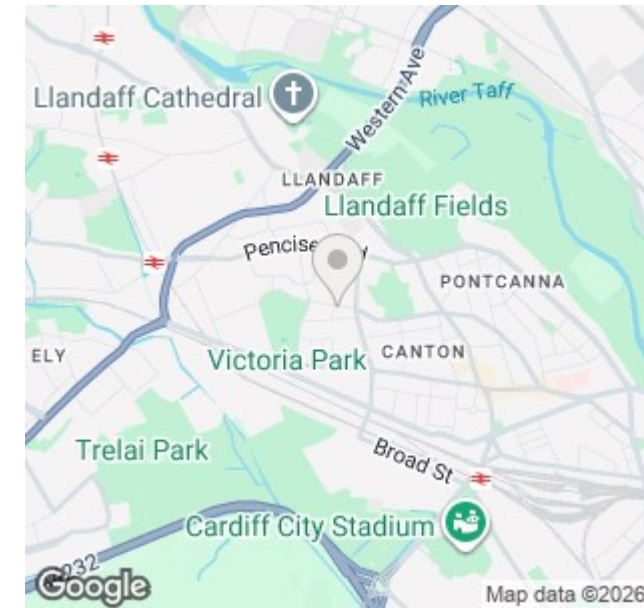
**Romilly Road West, Cardiff**

Price:

**£425,000**

Qualifier:

**Asking Price**



## The Bullet Points

- No Onwards Chain
- No Permit required for Parking
- Central island with breakfast bar
- Two modern stylish bathrooms
- Generous rear garden with patio
- Fully renovated throughout
- Open plan kitchen/dining/living
- Bay-fronted reception room
- Separate utility room
- Sought-after residential location



# The Main Text

No onward chain

Romilly Road West, Canton, Cardiff, CF5 1FT the highly popular and sought-after area of Canton, this stunning three-bedroom terraced property has been fully renovated throughout to an exceptional standard, offering stylish and spacious living accommodation ideal for modern family life.

Entering the property through the welcoming entrance hall, you are greeted with attractive wooden effect flooring which flows seamlessly into the main living area. The front reception room is beautifully presented, featuring a large bay window allowing an abundance of natural light to flood the space, complemented by neutral décor and soft grey carpeting, creating a warm and inviting atmosphere.

To the rear, the property boasts an impressive open-plan reception, dining and kitchen area, perfectly designed for both entertaining and everyday living. This superb space continues the wooden effect flooring from the hallway and benefits from large sliding doors and skylight windows, enhancing the bright and airy feel throughout. The contemporary kitchen features striking two-tone green cabinetry, with darker base units and lighter wall units, finished with white marble effect worktops. A stylish central island provides additional storage and incorporates the oven and hob, while also offering a breakfast bar seating area. There is ample room for both a dining area and additional lounge seating, making this the true heart of the home.

Leading off the kitchen is a useful utility room, providing space for appliances, additional storage, worktop space and a sink. The ground floor is further complemented by a modern shower room, finished with marble effect tiling, a white WC and sink, and a glass shower enclosure with sleek black fittings.

Upstairs, the property offers three spacious bedrooms, all tastefully decorated with neutral white walls and grey carpets. The family bathroom has been finished to a high standard, with marble-effect tiling throughout, comprising a white WC, sink, and bath with an overhead shower, complemented by contemporary black fixtures and fittings.

Externally with rear access, the rear garden is a fantastic size and has been

thoughtfully designed with a patio seating area, perfect for outdoor entertaining, alongside a lawned section and additional stoned area, providing a versatile outdoor space to enjoy.

## Local Area

Canton is a highly sought-after and vibrant area of Cardiff, well known for its lively community atmosphere and excellent selection of independent shops, cafés, bars, and restaurants. The area offers a great mix of traditional character properties alongside stylish new developments, creating an appealing and diverse neighbourhood. Residents benefit from being within easy reach of the popular Thompsons Park and Llandaff Fields, both offering green open spaces ideal for walks and outdoor relaxation. Canton also enjoys a strong sense of community with regular local markets, cultural events, and a bustling high street that adds to its unique charm, making it one of Cardiff's most desirable places to live.

## Education

The local area benefits from a wide range of well-regarded education options catering for all age groups, making it particularly appealing for families. There are several primary and secondary provisions nearby offering both English and Welsh-medium learning, along with nursery and early years settings that provide strong foundations for younger children. The area is also supported by a selection of inclusive and community-focused learning environments, with a good balance of academic, creative, and sporting opportunities available. Overall, the locality is well served by education facilities that contribute to its strong reputation as a family-friendly place to live.

## Transport Links

The area benefits from excellent transport links, making it convenient for travel both within Cardiff and beyond. A variety of regular bus services operate nearby, providing easy access to the city centre and surrounding districts. Road connections are also strong, with straightforward routes leading towards major A-roads and the M4 corridor, ideal for commuting and wider travel across South Wales. The area is also well positioned for cycling and walking routes, with good connectivity to nearby parks, neighbourhoods, and local amenities. Overall, the transport links contribute to the area's strong appeal for those seeking both convenience and accessibility.

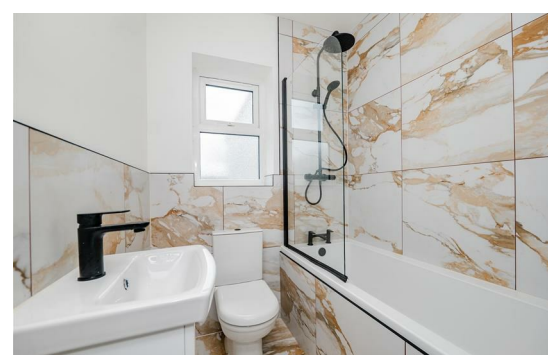
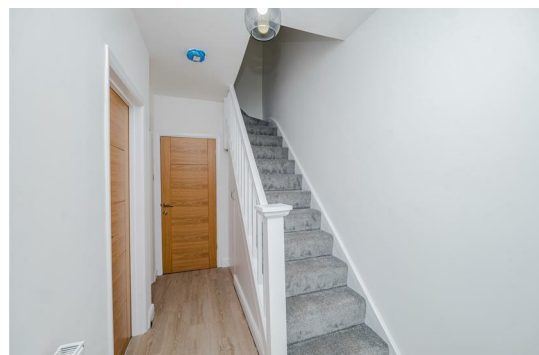
# The Photographs

We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.



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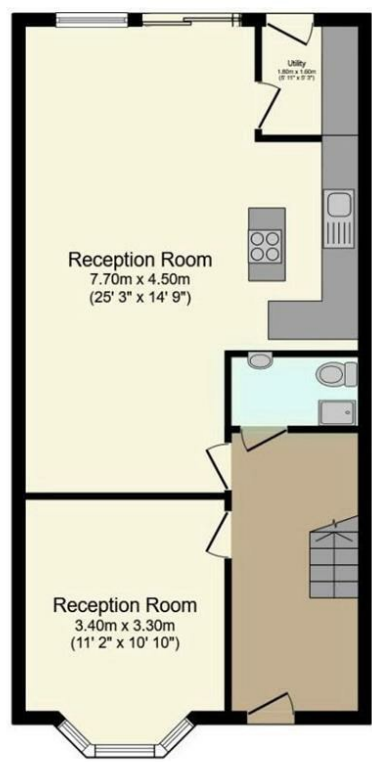
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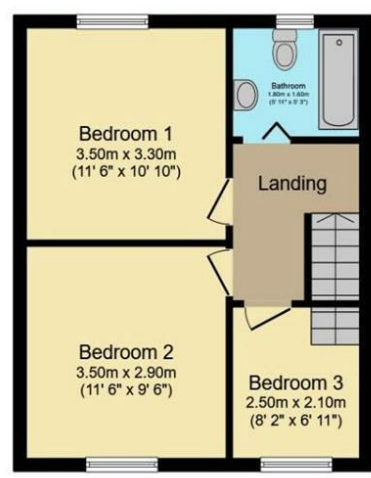
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# The Floorplan



Ground Floor



First Floor

Total floor area: 102.2 sq.m. (1,100 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	
(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	

