



Sheppard

Flat 4

Romilly Road West | | Cardiff | CF5 1SA

Offers over £100,000



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Nestled in the desirable area of Romilly Road West, Cardiff, this charming second-floor flat presents an excellent opportunity for cash buyers seeking a project to make their own. The property boasts two spacious double bedrooms, living/dining room, kitchen and shower room.

The kitchen, while in need of renovation, holds the potential to become a delightful culinary space tailored to your tastes. The shower room is functional and ready for your personal touch. One of the standout features of this flat is the lovely terrace, where you can enjoy fresh air and a cuppa in the mornings.

Additionally, the property includes a garage, providing convenient storage or parking options. The communal gardens offer an outdoor space for residents to enjoy, enhancing the overall appeal of this

- Cash buyers only
- Top floor flat (second floor)
- Separate kitchen
- Terrace
- Communal gardens
- Two double bedrooms
- Living/dining room
- Shower room
- Includes garage
- Near Victoria Park

Entrance porch and hall **Terrace**

Lounge/diner **Communal garden**

20'2 10'8 (6.15m 3.25m)

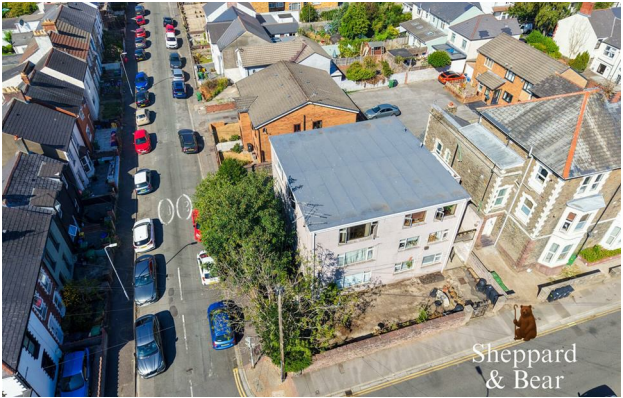
Kitchen **Garage**

10'10 x 7'2 (3.3m x 2.18m)

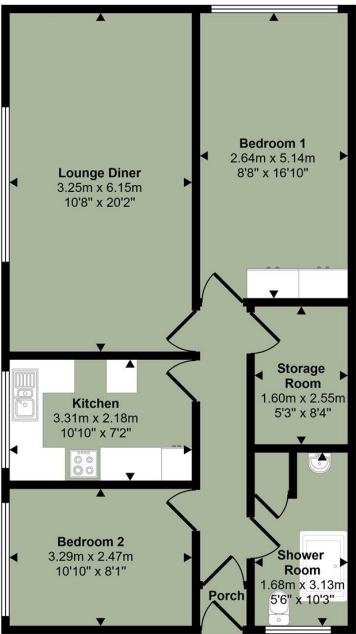
Bedroom one
16'10 x 8'8 (5.13m x 2.64m)

Bedroom two
10'10 x 8'1 (3.3m x 2.46m)

Shower room
10'3 x 5'6 (3.12m x 1.68m)



Approx Gross Internal Area
68 sq m / 727 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Council Tax Band **D**
EPC Rating **E**

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