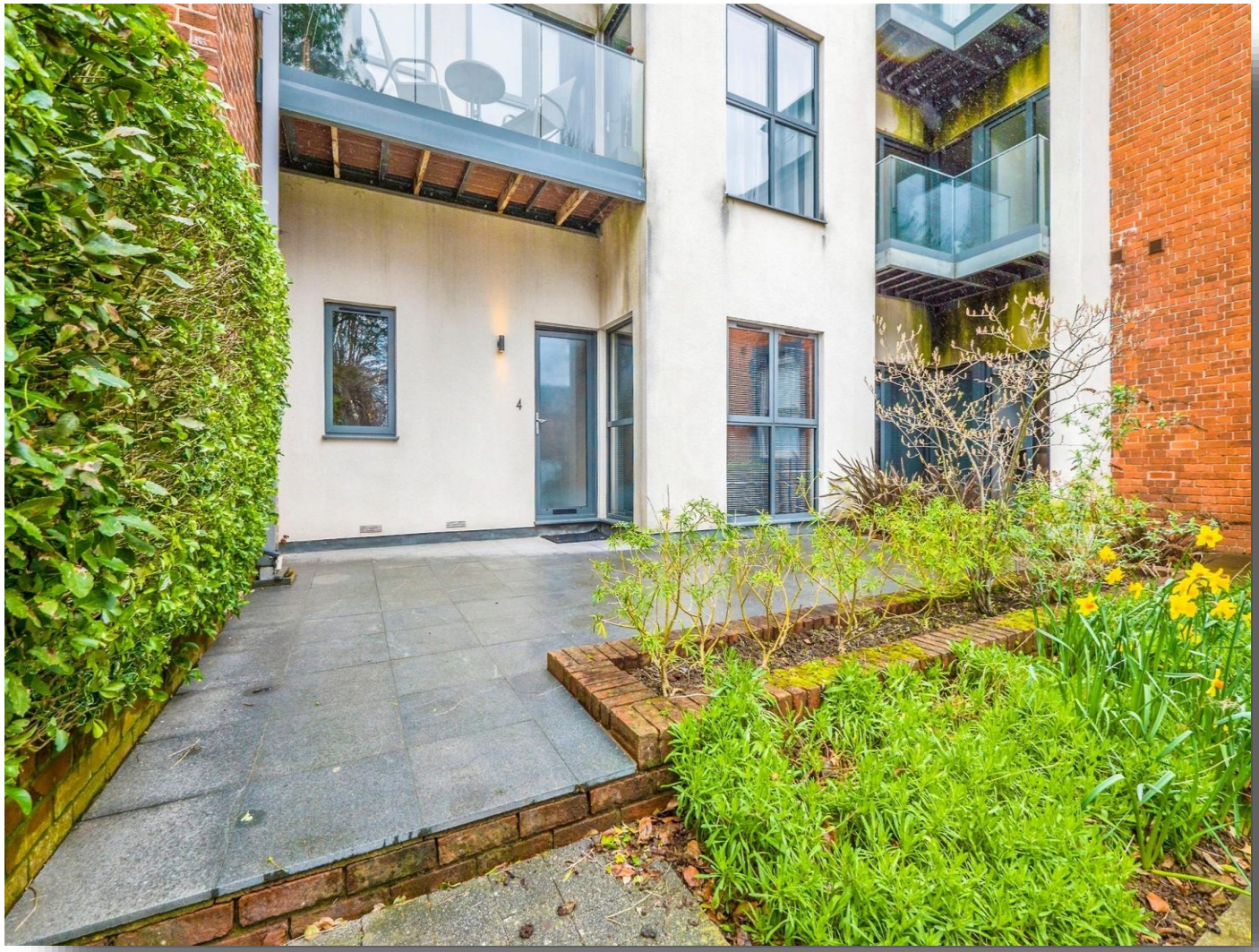






St. Winefrides Romilly Crescent, Cardiff CF11 9FA

allen & harris

welcome to

St. Winefrides Romilly Crescent, Cardiff

A stylish ground-floor apartment in popular St. Winefrides, featuring a rare private front entrance and an additional rear patio area. Offering a modern open-plan kitchen/living space with integrated appliances, two well-presented bedrooms, and a practical entrance hall with storage.













Entrance Hall
A bright and welcoming entrance hall with modern spot lighting and vinyl flooring. There is access to all rooms from here, along with a useful storage cupboard housing the water tank. A neatly positioned thermostat.

Kitchen Diner Reception Room
22' 8" Max x 16' 8" Max (6.91m Max x 5.08m Max)
A bright and versatile open-plan space finished with modern vinyl flooring and spot lighting. The kitchen offers contemporary wall and base units, an integrated oven with induction hob and extractor, a sink with drainer, a built-in fridge and freezer, and an integrated dishwasher. Double-glazed windows and patio doors flood the area with natural light, while radiators and well-placed electrical points ensure comfort and practicality throughout.

Bedroom One
14' 10" Max x 10' 3" Max (4.52m Max x 3.12m Max)
A well-proportioned main bedroom featuring modern vinyl flooring, a radiator and electric points. Tall double-glazed windows allow natural light to fill the space.

Bedroom Two
8' 2" Max x 6' 8" Max (2.49m Max x 2.03m Max)
A comfortable second bedroom featuring modern vinyl flooring and a front-facing double-glazed window that brings in plenty of natural light.

Bathroom
8' 2" Max x 7' 9" Max (2.49m Max x 2.36m Max)
A modern bathroom featuring a sleek hand wash basin and W.C., complemented by modern vinyl flooring and part-tiled walls. The space includes a bath with an overhead shower, a heated towel rail, spot lighting and an extractor fan.

Agents Notes
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

St. Winefrides Romilly Crescent, Cardiff

- Rare private front entrance unique within the St. Winefrides development
- Allocated private Parking Space
- Bright open-plan kitchen, dining and living space with double-glazed patio doors
- Private rear patio area ideal for outdoor seating or entertaining
- Modern ground-floor apartment with contemporary finishes throughout

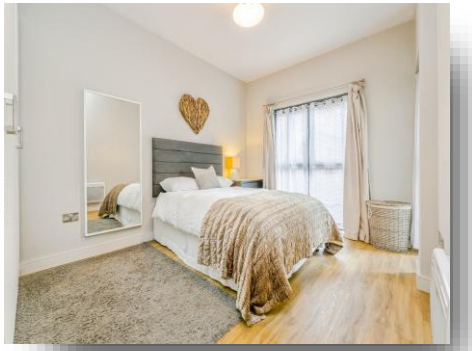
Tenure: Leasehold EPC Rating: C
Council Tax Band: F Service Charge: 2550.08
Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CRP108008

The Property Ombudsman

Property Ref:
CRP108008 - 0021

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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