



**St. Winefrides Romilly Crescent, Cardiff CF11 9FA**

**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.



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## 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: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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

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Property Ref:  
CRP108008 - 0012

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