



St. Winefrides Romilly Crescent, Cardiff CF11 9FA

welcome to

St. Winefrides Romilly Crescent, Cardiff

A well-presented one-bedroom apartment within a popular development, offering lift access, modern communal areas, and an allocated parking space. The property features vaulted ceilings, a bright living area with private balcony, a modern separate kitchen, double bedroom, and contemporary bathroom.



Entrance Hall

Access to bedroom and lounge, intercom.

Diner/Reception Room

15' 6" Max x 13' 2" Max (4.72m Max x 4.01m Max)

The room benefits from double doors providing access to a balcony, along with a large triple-panel double-glazed window allowing plenty of natural light. Features include two electric radiators, LVT flooring, and a vaulted ceiling with spotlights and electric points.

Kitchen

9' 11" Max x 7' 9" Max (3.02m Max x 2.36m Max)

The room features a large triple-panel double-glazed window allowing excellent natural light, along with a range of wall and base units complemented by quartz worktops. Integrated appliances include a dishwasher, oven, hob, fridge, and freezer, with the addition of a wine rack. There is a dedicated cupboard housing a washing machine and tumble dryer, LVT flooring, and electric radiators. A vaulted ceiling with spotlights completes the space.

Bedroom One

13' 4" Max x 9' 9" Max (4.06m Max x 2.97m Max)

The room features a vaulted ceiling, LVT flooring, an electric radiator, and multiple electric points. A large double-glazed window provides ample natural light and overlooks Pontcanna.

Shower Room

9' 10" Max x 5' 3" Max (3.00m Max x 1.60m Max)

The room comprises a frosted double-glazed window, partly tiled walls, and a walk-in shower. Additional features include a heated towel rail, hand wash basin, WC, and LVT flooring.



view this property online allenandharris.co.uk/Property/CRP108149



welcome to

St. Winefrides Romilly Crescent, Cardiff

- Elegant one-bedroom apartment on Romilly Crescent, Pontcanna
- Desirable location within one of Cardiff's most sought-after neighbourhoods
- Impressive vaulted ceilings with an abundance of natural light
- Private balcony ideal for relaxing or entertaining
- Lift access, modern communal areas, and allocated parking space

Tenure: Leasehold EPC Rating: E

Council Tax Band: E Service Charge: 2800.00

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.

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CRP108149



Property Ref:
CRP108149 - 0002

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.

 allen & harris



029 2022 5700



Pontcanna@allenandharris.co.uk



209 Cathedral Road, Pontcanna, CARDIFF,
South Glamorgan, CF11 9PN



allenandharris.co.uk