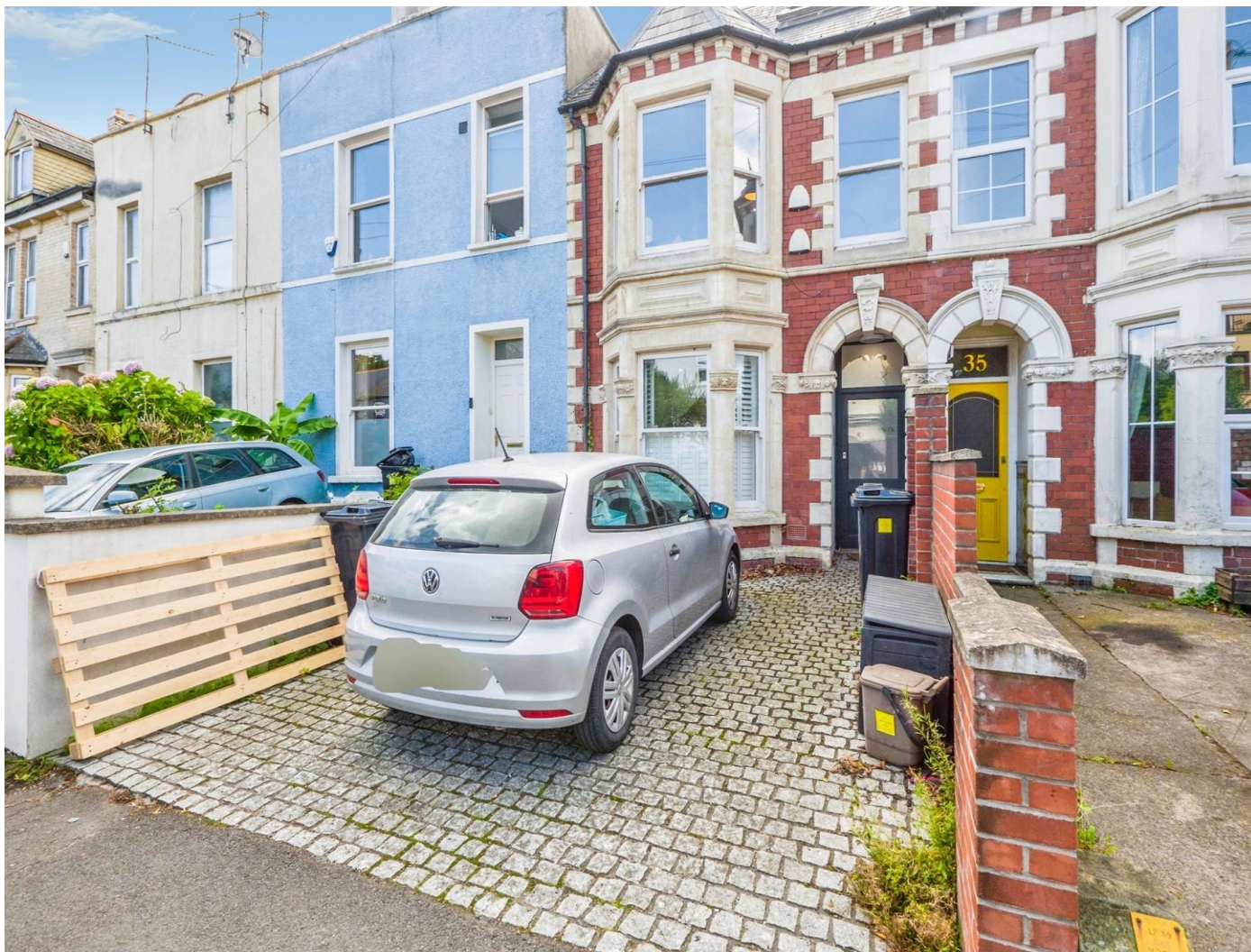




Romilly Crescent, CARDIFF CF11 9NP

welcome to

Romilly Crescent, CARDIFF

A beautifully presented three-bedroom apartment situated on the popular Romilly Crescent. Finished to a high standard throughout, the property offers spacious accommodation over multiple floors. Further benefits include a courtyard garden area with storage, character features and modern finishes.



Communal Hall

Featuring wood flooring and housing the electric and gas meters. Providing a practical and welcoming entrance to the building.

Entrance Hall

A welcoming entrance hall providing access to the kitchen and reception room. Finished with wood flooring, which continues to the first floor, the space benefits from recessed spot lighting and an intercom entry system.

Reception Room

A bright and comfortable reception room featuring wood flooring and a double-glazed sash bay window to the front, fitted with shutters for added privacy and light control. Recessed spot lighting, a gas radiator. The room further benefits include an understairs storage cupboard, ample power points, and a decorative feature fireplace.

Kitchen/Diner

A well-appointed kitchen/diner fitted with wood flooring and offering ample space for both everyday living and dining. The kitchen is equipped with a range of integrated appliances, including a Bosch oven and microwave, gas hob, fridge and freezer, together with a Candy dishwasher and washing machine. Additional features include under-cabinet lighting, tiled splashbacks, a fitted sink with drainer, recessed spot lighting, plenty of power points, and a gas radiator. A door provides direct access to the courtyard garden, which in turn leads to a useful storage room.

First Floor Landing

A bright first floor landing finished with wood flooring and a radiator. The landing provides access to Bedroom One and shower room, with an intercom system. Carpeted stairs rise to the second floor.

Bedroom One

A well-proportioned double bedroom featuring wood flooring and a double-glazed window to the front. The room benefits from a gas radiator, ample power points, and a decorative feature fireplace.

Shower Room

A stylish and well-presented shower room featuring tiled flooring and part-tiled walls. The room comprises a walk-in shower with glass screen, WC, and wash hand basin with a large mirror above. Additional features include recessed spot lighting, a heated towel rail, extractor fan, and a frosted door to provide privacy while allowing natural light to filter through.

Landing Second Floor

A central landing area with fitted carpeting, providing access to bedroom two and three.

Bedroom Two

A comfortable bedroom positioned to the rear of the property, featuring fitted carpeting and double-glazed sash windows that provide plenty of natural light. The room benefits from built-in wardrobes and drawer units, offering useful storage space, together with a gas radiator and ample power points.

Bedroom Three

A versatile bedroom benefiting from a double-glazed Velux window. A gas radiator and ample power points. Built-in storage cupboard, which houses the Ideal boiler while providing useful storage space.



view this property online allenandharris.co.uk/Property/CRP108220



welcome to

Romilly Crescent, CARDIFF

- Three-bedroom apartment
- Sought-after Romilly Crescent
- Well-appointed kitchen/diner
- Courtyard garden with storage area
- Contemporary shower room

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2018.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£325,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CRP108220



Property Ref:
CRP108220 - 0005

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