



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.

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.



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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.

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP108149 - 0010

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