



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

**welcome to**

**St. Winefrides Romilly Crescent, Cardiff**

A well-presented one-bedroom apartment located in the popular St Winefrides development on Romilly Crescent. The property offers open-plan kitchen and living space with access to a private balcony, a double bedroom with built-in storage, modern shower room and the benefit of allocated parking.



## **Entrance Hall**

Entrance hall providing access to the kitchen/living area, bedroom and utility room. Finished with wood flooring and complemented by ceiling spotlights and a wall-mounted thermostat.

## **Kitchen / Living Room**

25' 3" Max x 11' 9" Max ( 7.70m Max x 3.58m Max )

Open-Plan Kitchen / Living Room

Kitchen Area -

Fitted with a wall and base units, the kitchen is well laid out for everyday use. Large double-glazed windows allow in plenty of natural light, integrated appliances include an oven, hob with extractor, and a built-in fridge and freezer. A stainless-steel sink with drainer, ample power points and wood flooring.

Living Area -

The open-plan living space continues with wood flooring throughout and benefits from floor-to-ceiling double-glazed windows. Double-glazed doors open onto the balcony. Additional features include ceiling spotlights, multiple power points and an electric radiator.

## **Bedroom**

11' 2" Max x 10' 2" Max ( 3.40m Max x 3.10m Max )

A comfortable double bedroom finished with fitted carpet and benefiting from large double-glazed windows that allow for plenty of natural light. The room includes built-in wardrobes, electric heating, and multiple power points, with the added convenience of direct access to the adjoining shower room.

## **Shower Room**

The shower room is finished with fully tiled walls and flooring, offering a clean and modern feel. It features a walk-in shower, wash hand basin and WC, complemented by ceiling spotlights and an extractor fan.



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## St. Winefrides Romilly Crescent, Cardiff

- Open-plan living space
- Private balcony
- Allocated parking
- Contemporary shower room
- Close to local amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 2700.00

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.

offers over

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRP108145 - 0005

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