

Romilly Crescent

PONTCANNA, CARDIFF, CF11 9FA

GUIDE PRICE £360,000

**Hern &
Crabtree**



Romilly Crescent

Ground floor apartment with parking & sun terrace!

A beautifully presented ground-floor apartment in the iconic "St Winefrides", a gated conversion in the heart of Pontcanna, renowned for high-quality apartments set in this art-deco-inspired building.

This stylish ground floor apartment with sun-terrace and parking is an ideal pad for easy living in this most fashionable part of town, on the doorstep of Pontcanna's coffee shops, boutiques, and restaurants.

This stylish apartment is accessed via a striking communal central hall, which sets the tone, and leads to the left to the main front door. The apartment boasts two fantastic bedrooms, one with an en suite, a main bathroom and a showpiece lounge with a high-quality kitchen and floor-to-ceiling windows and double doors that open to a generous outside sun terrace.

This really is the ideal place for someone looking for a quality pad in the center of leafy Pontcanna.



720.00 sq ft

Hallway

L-shaped hallway with wood laminate flooring, running throughout the property. Built-in large airing cupboard, plumbing for washing machine and shelf. Doors to:

Kitchen Diner / Living Room

20'3 max x 18'7 into kitchen area

Broken plan kitchen diner, kitchen offset to one side with wall and base units, complimentary quartz work tops over. Stainless steel sink and mixer tap, integrated full length 'Bosch' dishwasher, integrated wine cooler rack, double oven and grill. Integrated 'Bosch' ceramic electric hob, upstand splash back and concealed cooker hood over. Integrated fridge freezer, continuation of wood laminate flooring. Living room diner has 'Crittall' style windows, doors leading out to a large patio sitting area. Spot lights, two electric radiators.

Bedroom One

10'5 max x 14'10 max

Two double glazed windows to the rear aspect, fitted wardrobes, electric radiator and door to en-suite.

En-suite

8'5 max x 5'6 max

Bath with plumbed shower over, glass splash back screen, part tiled wall. Tiled floor, WC, wash hand basin with base vanity unit, heated towel rail, extractor fan and spot lights.

Bedroom Two

9'3 max x 10'2 max

Double glazed window to the rear aspect, electric radiator, fitted wardrobes.

Shower Room

7'11 max x 3'10 max

WC, wash hand basin, double shower with plumbed shower, heated towel rail, part tiled walls, extractor fan and spot lights.

Tenure

Leasehold. 125 years from 2015 with 115 years remaining. Annual ground rent £250. Annual service charges £1,570.46.

Additional Information

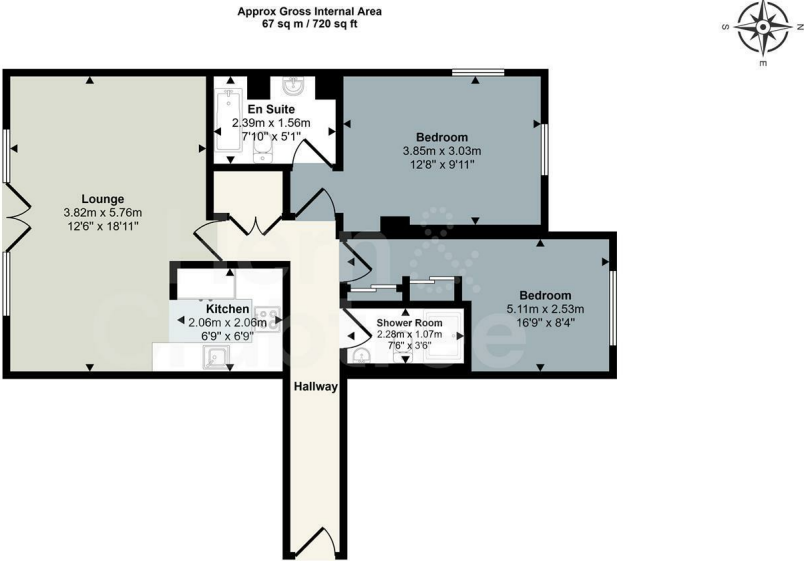
Council Tax Band F (Cardiff). EPC rating E.

Disclaimer

Disclaimer: The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.

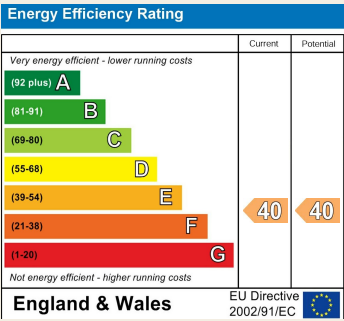


Good old-fashioned service with a modern way of thinking.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Hern & Crabtree

02920 228135 | pontcanna@hern-crabtree.co.uk | hern-crabtree.co.uk | 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.