

# Romilly Crescent

CARDIFF, CF11 9FA

**GUIDE PRICE £335,000**

**Hern &  
Crabtree**



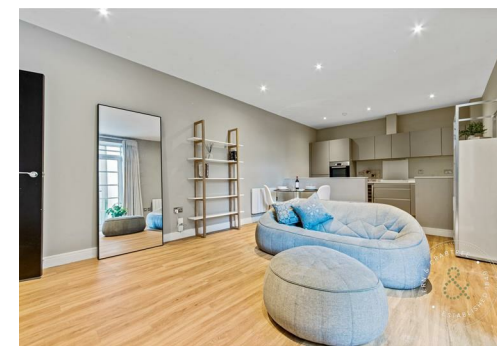
# Romilly Crescent

Set within the iconic St Winefrides, this beautifully presented ground floor apartment with parking and a private terrace - offers an exceptional opportunity to enjoy stylish, low-maintenance living in the very heart of Pontcanna.

This striking, gated conversion is well known locally for its distinctive art-deco influence and the quality of its apartments, making it one of the area's most desirable residential addresses.

The apartment is accessed via an impressive communal central hall that immediately sets the tone, leading through to a welcoming private entrance. Inside, the accommodation is thoughtfully arranged and finished to a high standard throughout. There are two generous bedrooms, including a principal bedroom with en-suite shower room, alongside a contemporary main shower room. The real focal point of the home is the superb open-plan lounge, kitchen and diner - a light-filled, sociable space featuring floor-to-ceiling windows and double doors that open directly onto a private terrace, ideal for morning coffee or relaxed evening entertaining.

Perfectly positioned just moments from Pontcanna's celebrated coffee shops, independent boutiques and popular restaurants, this stylish ground floor apartment combines architectural character with modern convenience. With the added benefits of allocated parking, gated security and outdoor space, it represents an ideal home for professionals, downsizers or anyone seeking a high-quality apartment in one of Cardiff's most fashionable neighbourhoods.



# 623.00 sq ft

## Hallway

This ground floor apartment is entered from the well maintained communal hallway. Luxury vinyl tile flooring. Electric radiator. Entrance Video intercom system. Fitted storage cupboard with concealed hot water tank and plumbing for washing machine.

## Lounge/ Dining area

A well presented, open plan reception room which offers a lovely space for entertaining. Double glazed French doors to the side elevation with windows over, leading to the outside terrace. Luxury vinyl tile flooring. Two electric radiators. Media points.

## Kitchen

A contemporary style kitchen, offering a range of matching wall and base units with complementary work surfaces over. Integrated electric hob with cooker hood over. Integrated electric oven. Splashbacks. Inset stainless steel sink with mixer tap above. Integrated dishwasher. Integrated fridge freezer. Integrated wine cooler. Luxury vinyl tile flooring. Electric radiator. Open plan to the lounge/ dining room.

## Bedroom One

A well presented double bedroom. Double glazed window to the side elevation. Luxury vinyl tile flooring. Electric radiator. Door to en suite shower room.

## En Suite Shower room

A modern three piece suite comprising: Shower quadrant with fitted shower over and glass sliding doors,. W/C and wash hand basin set into vanity unit. Part tiled walls. Tiled flooring. Heated towel radiator. Extractor fan.

## Bedroom Two

Two double glazed windows. Luxury vinyl tile flooring. Electric radiator.

## Shower room

A modern three piece suite comprising: fitted shower cubicle with mains pressure shower with glass doors, low level WC and wash hand basin set into vanity unit. Walls are part tiled. Tiled flooring. Extractor fan.

## Terrace

Paved patio. Hedging provides privacy.

## Parking & Communal Areas

Gated access. Allocated parking space. Bin storage.

## Tenure

Leasehold. 125 years from 2016 with 115 years remaining. £250 annual ground rent. £1800 annual service & maintenance charges.

Maintenance charges include: " the apartment's water bills and buildings insurance. It also includes window cleaning, communal area cleaning, communal lighting. The gardens are maintained which includes trimming the bush surrounding the patio of the apartment.

The service charge also includes maintenance of the security gates and clearing of the rubbish area (they move the large bins out to the road on collection day). Maintenance of the building's fire alarm system is included as well as regular testing.

As the apartment is on the ground floor, the service charge is slightly cheaper as we are not required to contribute to the maintenance of the lift.

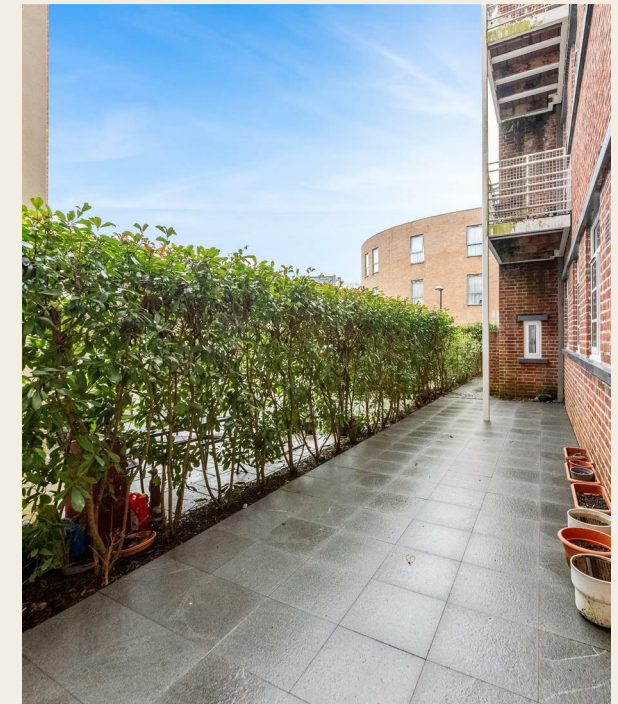
## Additional Information

Wi-fi enabled electric radiators throughout.  
Council Tax Band F (Cardiff). EPC rating D.

## Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>78</b>
	<b>59</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

