

# Romilly Crescent

PONTCANNA, CF11 9FF

**GUIDE PRICE £200,000**

**Hern &  
Crabtree**



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# Romilly Crescent

A stylish and beautifully presented one bedroom apartment with balcony & parking - set in the heart of Pontcanna.

The apartment itself has been thoughtfully presented and enjoys a calm, light filled atmosphere throughout. The private entrance opens into a generous open plan living and dining space where clean lines and bright decoration create an environment that feels both relaxed and stylish. Large doors open onto a private balcony, providing an appealing extension of the living area and a pleasant place to enjoy morning coffee or a quiet evening. The adjoining kitchen is well fitted with contemporary cabinetry and integrated appliances, designed to complement the living space while remaining practical for everyday use.

The bedroom offers a peaceful retreat, carefully proportioned and finished with the same considered approach seen throughout the apartment. It is served by a modern en suite shower room with sleek fittings and a refined finish, completing accommodation that is ideally suited to professionals, first time buyers or those seeking an elegant Cardiff base.

Accessed through a striking period entrance hall from a private gated car park, the building combines the character of its original architecture with the refinement of modern living, creating a setting that feels both distinguished and welcoming.

The Lindens enjoys a prime position within Pontcanna, one of Cardiff's most desirable neighbourhoods. The apartment sits within easy walking distance of the area's renowned independent cafés, acclaimed restaurants and stylish boutiques, as well as the wide green spaces of Pontcanna Fields and nearby Bute Park. The city centre is also close at hand, offering excellent connectivity for work, leisure and transport links across Cardiff and beyond.



# 452.00 sq ft

## Communal entrance

### Inner hall

The property is entered through a wood panelled front door to the hall. Smooth plastered ceiling. Spotlight to the ceiling. Smoke detector. Power points. Security video phone entrance system. Access to the open plan living/ dining/ kitchen and door to the bedroom. Built in storage cupboard with plumbing for washing machine.

### Open plan lounge/ dining room/ kitchen

L shaped 16'11" max x 23' max

A beautifully presented and stylish open plan reception room. L shaped room with sliding double glazed doors providing access to a lovely balcony. Smooth plastered ceiling. Spotlights to the ceiling. Power points. Wall mounted electric heaters. Feature luxury vinyl flooring.

### Kitchen area

Offering a good amount of contemporary style matching wall and base units with cupboards and drawers with complementary work surfaces over. Integrated electric oven and induction hob with cooker hood over. Inset stainless steel sink unit with mixer taps. Built in wine fridge. Integrated fridge freezer. Integrated dishwasher.

### Bedroom

8'7" max x 8'11" expanding to 16'2" max

A light and well presented bedroom with large double glazed picture window. Smooth plastered ceiling. Fitted triple wardrobe and cupboards providing excellent storage. Electric heater.

L shaped room with space for drawer units. Door to:

### En suite shower room

6'4" x 4'

A contemporary style three piece suite comprising: walk in double shower cubicle with mains pressure shower, wash hand basin with storage and close coupled WC Wall mounted electric towel rail. Smooth plastered ceiling with spotlight and extractor. Electric shaving point.

### Outside

Balcony accessed from the living area with glass balustrade. Gated entrance to the development for vehicle access. Allocated parking space. Bin storage area.

## Additional information

### Tenure

Leasehold. 125 years from 2014 with 113 years remaining. Ground rent £250 per annum. Service charge £2750 per annum.

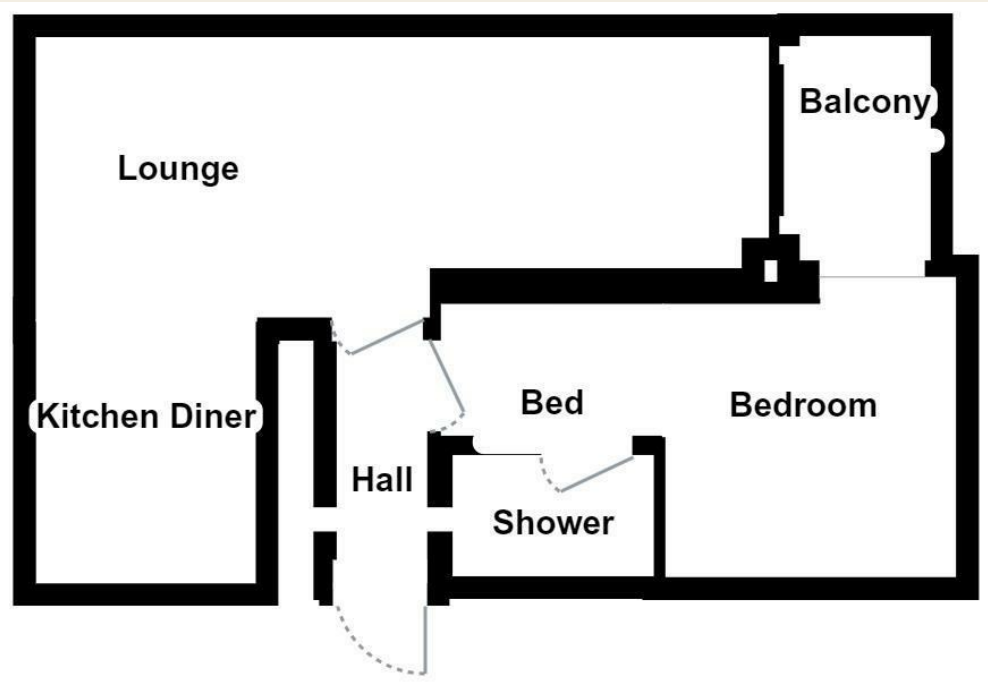
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 56      | 56        |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



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