



Romilly Crescent  
| | Cardiff | CF11 9NP

<https://www.hern-crabtree.co.uk>

A rare opportunity to secure a chain-free house in Romilly Crescent, Pontcanna. This property is being offered as a whole property and is currently divided into two self-contained flats. This is a fantastic chance to reconfigure as a house or retain it as two apartments. The property is a substantial end of terrace house superbly placed for the excellent assortment of shops, restaurants, bars, and coffee shops in leafy Pontcanna. Parking, garden and no chain.

# ROMILLY CRESCENT

Guide Price £400,000



<b>Entrance</b> Storm porch to front. Wooden glazed door into hallway.	<b>Kitchen</b> <b>7'8" x 7'9"</b> Double-glazed window to the side. Space for kitchen appliances. Space and plumbing for washing machine. Stainless steel sink and drainer. Radiator. Tiled splashbacks.	<b>Bedroom One</b> <b>14'7" max x 14'1" max</b> Double-glazed window to the front. Radiator.
<b>Hallway</b> Coved ceiling. Stairs to the first floor. Door concealing stairs to the first floor.		<b>Bedroom Two</b> <b>11'3" max x 8'4" max</b> Double-glazed window to the rear. Radiator.
<b>Living Room</b> <b>14'2" max x 10'11" max</b> Double glazed pvc bay window to the front. Radiator. Period cornicing.	<b>Bathroom</b> <b>5'3" x 5'7" recess for w/c and basin</b> Obscure double glazed window to the side. Double-glazed door to the garden. Bath with plumbed shower over. W/c and wash hand basin. Worcester boiler.	<b>Bedroom Three</b> <b>9'2" x 9'8"</b> Double-glazed window to the rear. Radiator.
<b>Sitting Room</b> <b>8'3" max x 11'8" max</b> Double-glazed window to the side and the rear. Radiator.	<b>FIRST FLOOR</b> Stairs to the first floor with wooden hand rail and spindles.	<b>Bathroom</b> <b>5'3" x 6'4" max</b> Obscure double-glazed window to the side. Bath with shower mixer, w/c and wash hand basin. Tiled splashback. Heated towel rail. Tiled flooring. Tiled walls.
<b>Dining Room</b> <b>9'8" x 12'4"</b> Double-glazed window to the side. Radiator. Storage cupboard. Built-in cupboards.	<b>Landing</b> Matching bannister. Radiator.	<b>Kitchen</b> <b>8'6" x 6'6"</b> Double-glazed window to the side. Stainless steel sink. Plumbing for washing machine. Space for further

appliances. Integrated oven and electric hobs. Tiled walls and floor. Gas combi boiler.

## OUTSIDE

### Front Garden

### Rear Garden

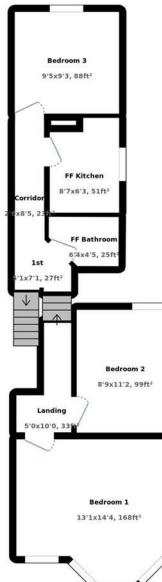
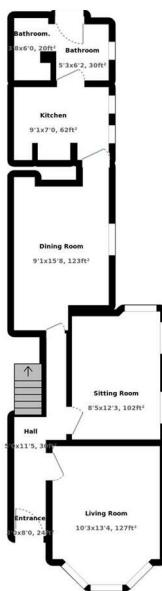
Enclosed rear garden with side access. Detached purpose storage shed. Small side return.

## Additional Information

We have been advised by the vendor that the property is Freehold but have not seen any legal documents to verify this.  
Council tax - TBC



Call Hern & Crabtree to arrange a viewing on **02920 228135**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**Hern & Crabtree**