



Romilly Crescent

| | Cardiff | CF11 9NP



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.

**Entrance**  
Storm porch to front. Wooden glazed door into hallway.

**Hallway**  
Coved ceiling. Stairs to the first floor. Door concealing stairs to the first floor.

**Living Room**  
14'2" max x 10'11" max  
Double glazed pvc bay window to the front. Radiator. Period cornicing.

**Sitting Room**  
8'3" max x 11'8" max  
Double-glazed window to the side and the rear. Radiator.

**Dining Room**  
9'8" x 12'4"  
Double-glazed window to the side. Radiator. Storage cupboard. Built-in cupboards.

**Kitchen**  
7'8" x 7'9"  
Double-glazed window to the side. Space for kitchen appliances. Space and plumbing for washing machine. Stainless steel sink and drainer. Radiator. Tiled splashbacks.

**Bathroom**  
5'3" x 5'7" recess for w/c and basin  
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.

**FIRST FLOOR**  
Stairs to the first floor with wooden hand rail and spindles.

**Landing**  
Matching bannister. Radiator.

**Bedroom One**  
14'7" max x 14'1" max  
Double-glazed window to the front. Radiator.

**Bedroom Two**  
11'3" max x 8'4" max  
Double-glazed window to the rear. Radiator.

**Bedroom Three**  
9'2" x 9'8"  
Double-glazed window to the rear. Radiator.

**Bathroom**  
5'3" x 6'4" max  
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.

**Kitchen**  
8'6" x 6'6"  
Double-glazed window to the side. Stainless steel sink. Plumbing for washing machine. Space for further

# ROMILLY CRESCENT

Guide Price £400,000



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

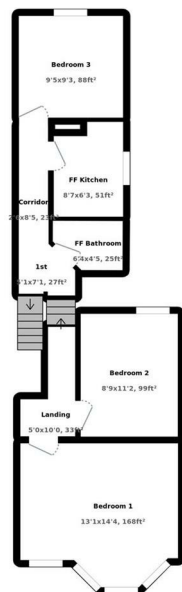
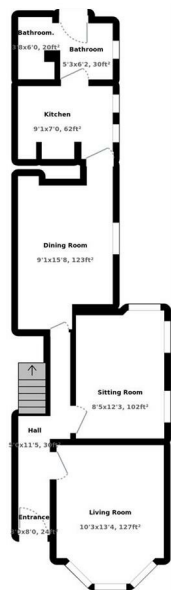
We have been advised by the vendor that the property is Freehold but have not seen any legal documents to verify this. Council tax - TBC





Call Hern & Crabtree to arrange a viewing on 02920 228135





#### Energy Efficiency Rating

|   | Current | Potential               |
|---|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <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>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |



219 Cathedral Road, Pontcanna, Cardiff, Cardiff, CF11 9PP  
Tel: 02920 228135 Email: pontcanna@hern-crabtree.co.uk

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



**Hern & Crabtree**

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.