

# Romilly Crescent

CARDIFF, CF11 9FA

**GUIDE PRICE £350,000**

**Hern &  
Crabtree**





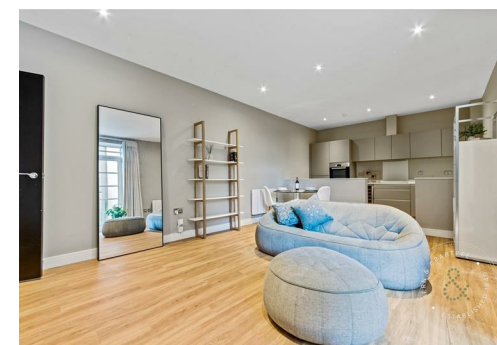
# Romilly Crescent

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

Enter from the communal hallway. Luxury vinyl tile flooring. Electric radiator. Video intercom. Fitted storage cupboard with concealed hot water tank and plumbing for washing machine.

#### Lounge/Diner

Double glazed French doors with windows over leading to the terrace. Luxury vinyl tile flooring. Two electric radiators. Media points. Open plan to the kitchen.

#### Kitchen

Wall and base units with worktops over. Integrated four ring electric hob with splashback and cooker hood over. Integrated oven. Stainless steel one bowl sink with mixer tap. Integrated dishwasher. Integrated fridge freezer. Integrated wine cooler. Luxury vinyl tile flooring. Electric radiator. Open plan to the lounge/diner.

#### Bedroom One

Double glazed window. Luxury vinyl tile flooring. Electric radiator. Door to en suite.

#### En Suite

Double glazed window. W/C and wash hand basin. Vanity unit. Shower quadrant with fitted shower over and glass sliding doors. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

#### Bedroom Two

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

#### Bathroom

W/C and wash hand basin. Vanity unit. Shower quadrant with fitted shower over and glass sliding doors. Part tiled walls. Tiled flooring. Extractor fan.

#### Terrace

Paved patio. Mature trees providing 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.

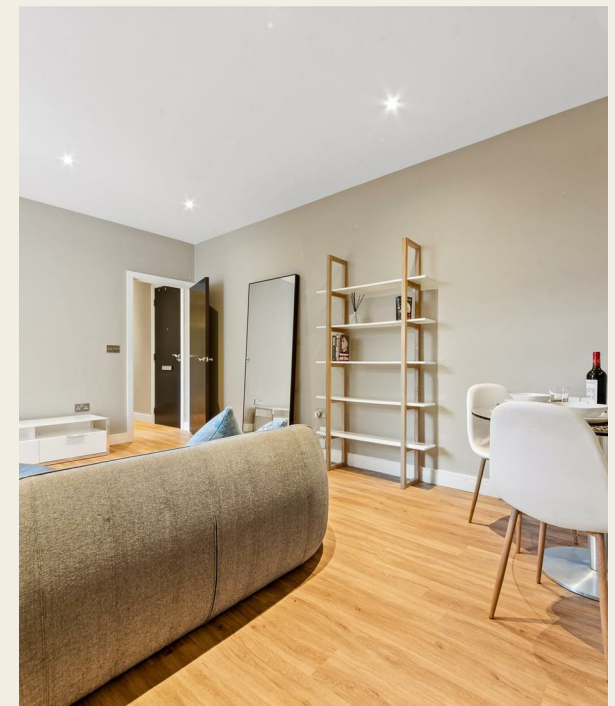
#### Additional Information

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.





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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                                   |         |           |
| (39-54) E                                   | 59      | 78        |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

