

# Romilly Crescent

PONTCANNA, CF11 9FF

GUIDE PRICE £210,000

Hern &  
Crabtree



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A very stylish one bedroom apartment in a highly regarded Portabella development. This luxury conversion is accessed from an impressive period entrance hall accessed from a private gated car park.

The property is presented to a very high standard and benefits include a lovely open plan living space with balcony, modern kitchen and shower room fittings, bright decoration & easy walking distance to a huge range of attractive amenities.

Stairs lead up to the apartment and the private entrance leads to all rooms that in summary comprise: an open plan living/dining room and well-fitted kitchen, a master bedroom with a modern en-suite shower room.

This apartment is set in a great location for Pontcanna's many wonderful eateries, parks and boutique shops!



## 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

I 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

The property is leasehold with approximately 116 years remaining. Ground rent is £250 per annum. £1600 per annum service charge.

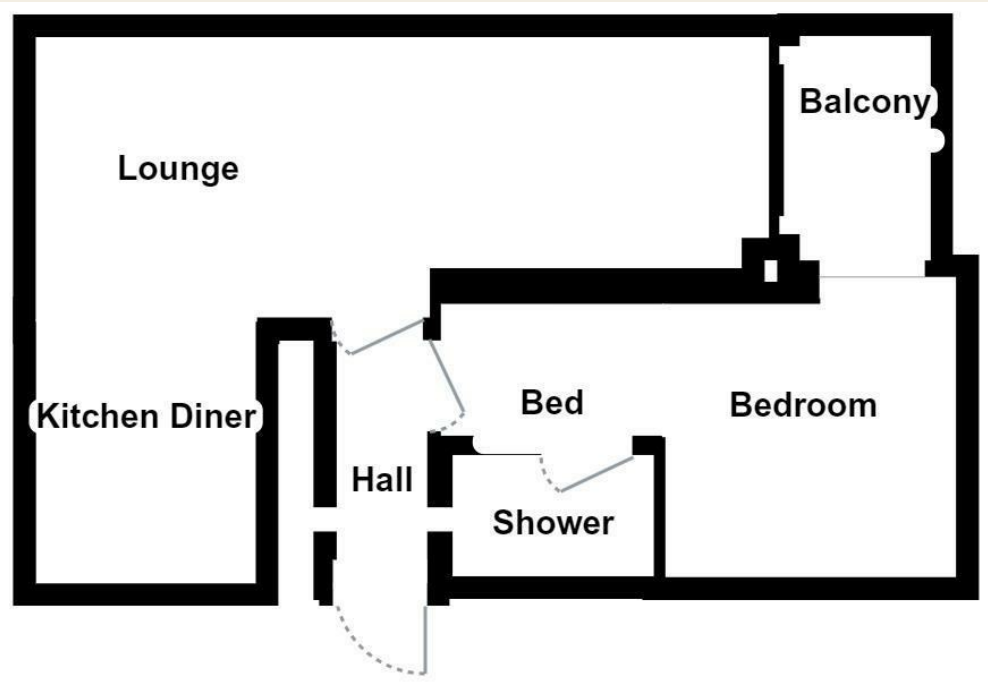
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	56
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient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



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