

# Romilly Crescent

CARDIFF, CF11 9NQ

GUIDE PRICE £550,000

Hern &  
Crabtree



# Romilly Crescent

Located on the ever-popular Romilly Crescent in the heart of Pontcanna, this impressive three-storey period townhouse beautifully combines timeless character with contemporary family living.

Originally designed as a five-bedroom home and now offering four spacious bedrooms, the property provides flexible accommodation ideal for growing families, visiting guests or those seeking dedicated work-from-home space.

The welcoming entrance hall immediately showcases the home's classic charm, leading through to elegant reception areas filled with natural light. A wealth of original period features has been carefully retained throughout, adding warmth, personality and a real sense of heritage to the interiors. At the heart of the home lies a superb family kitchen and dining space, perfectly designed for everyday living as well as entertaining on a larger scale.

To the rear, the property enjoys a substantial private garden - a rare and valuable feature in such a central location. Whether hosting summer gatherings, enjoying family time outdoors or simply relaxing in peaceful surroundings, the garden offers a wonderful extension of the living space.

Set within one of Cardiff's most sought-after neighbourhoods, Pontcanna is renowned for its independent cafés, stylish eateries, local boutiques and attractive green spaces, all just a short stroll away. Combining character, space and an exceptional location, this is a home perfectly suited to modern city living with a distinctly elegant feel.



# 1465.00 sq ft

## Front

Front forecourt garden. Low rise brick wall. Storm porch.

## Entrance Hall

Enter via a stained glass obscure composite door to the front elevation with window over. Tiled flooring. Picture rail. Dado rail. Ceiling arch detail. Radiator. Stairs rise up to the first floor. Understairs storage cupboard.

## Living Room

14'1" max x 11'5" max

Double glazed bay window to the front elevation. Picture rail. Dado rail. Ceiling rose. Cast iron fire with slate hearth. Fitted shelving into alcove. Radiator. Wooden flooring. Squared off archway to the sitting room.

## Sitting Room

11'4" max x 8'8" max

Double glazed window to the rear elevation. Picture rail. Dado rail. Ceiling rose. Fitted shelving into alcoves. Radiator. Wooden flooring. Squared off archway to the living room.

## Kitchen/Dining Room

20'3" max x 8'3" max

Double glazed windows to the side and rear elevation. Double glazed door leading to the rear garden. Wall and base units with worktops over. Integrated five ring gas hob with tiled splashback and cooker hood over. Integrated oven. Ceramic one and half bowl sink and drainer with mixer tap. Integrated dishwasher. Integrated wine cooler. Space for fridge freezer. Plumbing for washer dryer. Breakfast bar. Concealed gas combination boiler. Tiled flooring. Two radiators.

## Landing

Stairs rise up from the entrance hall. Wooden handrail and spindles. Matching bannister. Split level landing. Rear loft access hatch. Radiator. Stairs rise up to the second floor.

## Bedroom One

15'4" max x 11'9" max

Two double glazed window to the front elevation. Cast iron feature fireplace with wooden mantelpiece. Radiator. Vinyl flooring. Squared off archway to the dressing room.

## Dressing Room

11'3" max x 8'10" max

Double glazed window to the rear elevation. Radiator. Vinyl flooring. Squared off archway to the bedroom.

## Bedroom Two

11'6" max x 9'0" max

Double glazed window to the rear elevation. Radiator.

## Bathroom

8'3" max x 5'5" max

Double glazed obscure window to the side elevation. W/C and wash hand basin. Vanity cupboard. Bath with shower mixer and glass splashback screen. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

## Second Floor Landing

Stairs rise up from the first floor landing. Wooden handrail and spindles. Double glazed skylight window.

## Bedroom Three

15'0" max x 11'10" max

Double glazed window to the front elevation. Radiator.

## Bedroom Four

11'7" max x 8'9" max

Double glazed skylight window. Radiator.

## Shower Room

W/C and wash hand basin. Shower quadrant with electric shower and glass sliding doors. Tiled flooring. Tiled walls. Extractor fan. Loft access hatch.

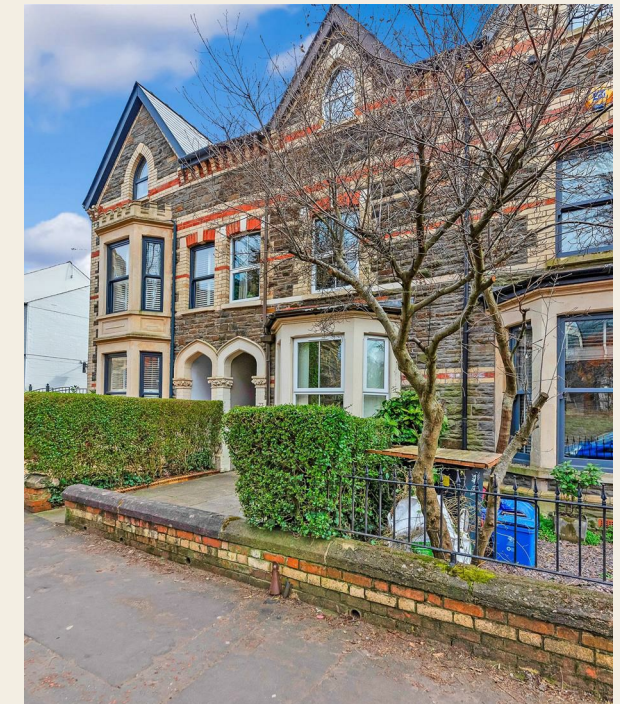
## Garden

Enclosed rear garden. Purpose built storage shed. Paved patio area. Outside light. Cold water tap. Mature shrubs. Flower borders.

## Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<div style="border: 1px solid black; padding: 5px; display: inline-block;">70</div> <div style="border: 1px solid black; padding: 5px; display: inline-block; margin-left: 20px;">85</div>
(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



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