

# Romilly Crescent

| Cardiff | CF11 9NR

**Town House | Asking Price Of £399,950**



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# PROPERTY DESCRIPTION

**\*\*NO CHAIN\*\*** MGY are excited to bring to market a well presented three storey mid terrace town house situated in the highly sought after area of Pontcanna within a short walk of local shopping and close to local Parks and within walking distance to Cardiff City Centre. The accommodation comprises of entrance hallway, downstairs WC, open plan lounge/kitchen area with intergrated appliances, conservatory, three bedrooms (master en-suite) family bathroom and large storage room to the eaves. The property further benefits from gas central heating and double glazing.

- **Tenure** Freehold
- **Council Tax Band** F
- **Floor Area (approx.)** 1,002 sq ft
- **Viewing Arrangements** Strictly by Appointment

## FRONTAGE

Laid to paved driveway, gas meter cupboard, boundary wall with railings, wooden front door into entrance hallway.

## ENTRANCE HALL

8' 11" x 8' 0" (2.74m x 2.44m) Plain ceiling, pendant light fitting, moulded skirting boards, radiator, door to cloakroom, stairs rising to first floor, door to open plan lounge/kitchen.

## CLOAKROOM

4' 5" x 3' 6" (1.37m x 1.07m) Plain ceiling, pendant light fitting, moulded skirting boards, two piece suite in white comprising of close coupled WC and pedestal wash hand basin, extractor fan, panelled radiator, 'Glow Worm' combination boiler serving domestic hot water and gas central heating.

## LOUNGE/KITCHEN AREA

21' 5" x 14' 9" (6.55m x 4.50m)

## LOUNGE AREA

Plain ceiling, pendant light fitting, moulded skirting boards, double glazed window to the rear, laminate flooring, panelled radiator, power points, double glazed door to conservatory.

## KITCHEN AREA

Double glazed window to the front, plain ceiling, spot lights, laminate flooring, wall and base units in Pine with co-ordinated working surfaces, stainless steel sink drainer with mixer tap, half tiled walls, integrated gas hob with extractor fan over and electric oven beneath, integrated dishwasher and fridge freezer, space for washing machine, power points.

## CONSERVATORY

9' 6" x 6' 0" (2.90m x 1.83m) PVCu double glazed conservatory with obscure window to side, tiled floor, moulded skirting boards, double glazed door leading to the rear yard.

## LANDING

Plain ceiling, pendant light fitting, moulded skirting boards, panelled radiator, glass balustrade staircase, power points, doors to bedroom two and three and family bathroom.

## BEDROOM TWO

14' 9" x 8' 11" (4.50m x 2.72m) Plain ceiling, pendant light fitting, moulded skirting boards, two panelled radiators, two double glazed windows to the front elevation, carpet to the floor, power points.

## BEDROOM THREE

14' 9" x 6' 5" (4.50m x 1.98m) Plain ceiling, pendant light fitting, moulded skirting boards, panelled radiator, double glazed window to the rear elevation, TV aerial point, carpet to the floor, power points.

## FAMILY BATHROOM

8' 5" x 6' 0" (2.59m x 1.83m) Plain ceiling, spot lighting, fully tiled throughout, heated towel rail, close coupled WC, pedestal wash hand basin with mirror above and curved shower bath with shower above, extractor fan.

## LANDING

Glass balustrade staircase, wall light, 'Velux' window, panelled radiator, doors to storage room and Master Bedroom.

## STORAGE ROOM

14' 9" x 4' 5" (4.50m x 1.37m) Plain sloping ceiling with spot lighting, moulded skirting boards, carpet to floor, power points.

**MASTER BEDROOM**

14' 9" x 11' 6" (4.50m x 3.51m) Plain ceiling with spot lights, pendant light fitting, moulded skirting boards, carpet to floor, panelled radiator, power points, built in wardrobe, double glazed window to the front elevation, door to en-suite shower room.

**ENSUITE**

8' 5" x 5' 4" (2.59m x 1.63m) Plain ceiling, spot lights, tiled floor, part tiled walls, close coupled WC, pedestal wash hand basin with mirror above, chrome and glass shower cubicle with electric shower over, extractor fan.

**REAR YARD**

Fully enclosed by red brick walling, laid to shingle.

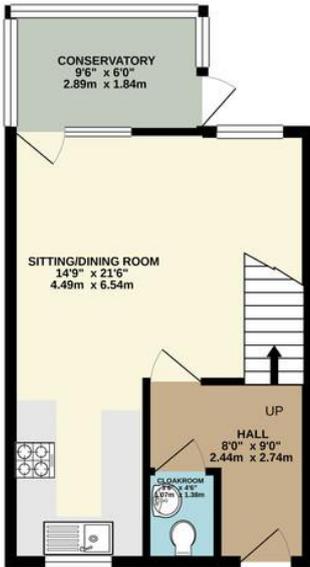
**TENURE**

MGY are advised that the property is freehold.

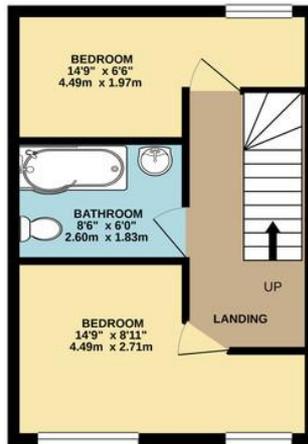


# FLOORPLANS

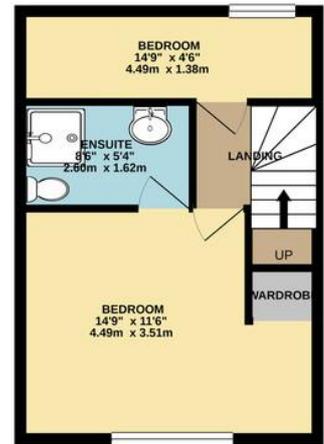
GROUND FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR  
314 sq.ft. (29.2 sq.m.) approx.



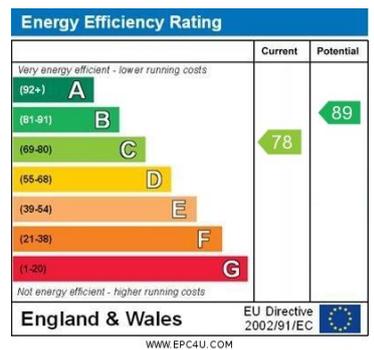
2ND FLOOR  
314 sq.ft. (29.2 sq.m.) approx.



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TOTAL FLOOR AREA: 1002 sq.ft. (93.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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