







## Apartment 11

St. Winefrides Romilly Crescent,  
Pontcanna

Stunning 2-bed first floor apartment in sought-after city location with en-suite bathroom, separate shower room, open plan living area, integral appliances, communal gardens, gated parking. Perfect city living near shops and cafes. Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT
- EN-SUITE AND SEPARATE SHOWER ROOM
- OPEN PLAN LOUNGE, DINING AREA & KITCHEN
- WELL KEPT COMMUNAL GARDENS
- GATED SECURE PARKING FOR ONE VEHICLE
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO SHOPS/CAFES OF PONTCANNA AND LLANDAFF FIELDS
- NO ONWARD CHAIN
- EPC D58







### **Communal Entrance Area**

With a lift and stairs leading to all floors.

### **Private Hallway**

With a large storage cupboard housing a washing machine to remain. Door to living dining kitchen area, the two bedrooms and the shower room/WC.

### **Lounge Dining Room Kitchen - Open Plan Room**

23' 9" x 13' 0" (7.24m x 3.97m)

Large floor to ceiling windows, high quality laminate flooring, chrome light switches and ceiling spots. Open plan galley style kitchen with a range of base and wall units in grey. Integrated appliances plus single sink and drainer

### **Shower Room**

Close coupled WC, separate fully tiled shower enclosure plus basin in vanity unit.

### **Bedroom One**

13' 1" x 9' 10" (3.99m x 3.00m)

A double bedroom with French doors opening to private balcony. Large mirrored door leading to the en-suite.

### **En-Suite**

Fully tiled shower enclosure, close coupled wc, basin set into vanity unit and window.

### **Bedroom Two**

11' 2" x 9' 9" (3.41m x 2.96m)

A great size bedroom with two windows and electric radiator.

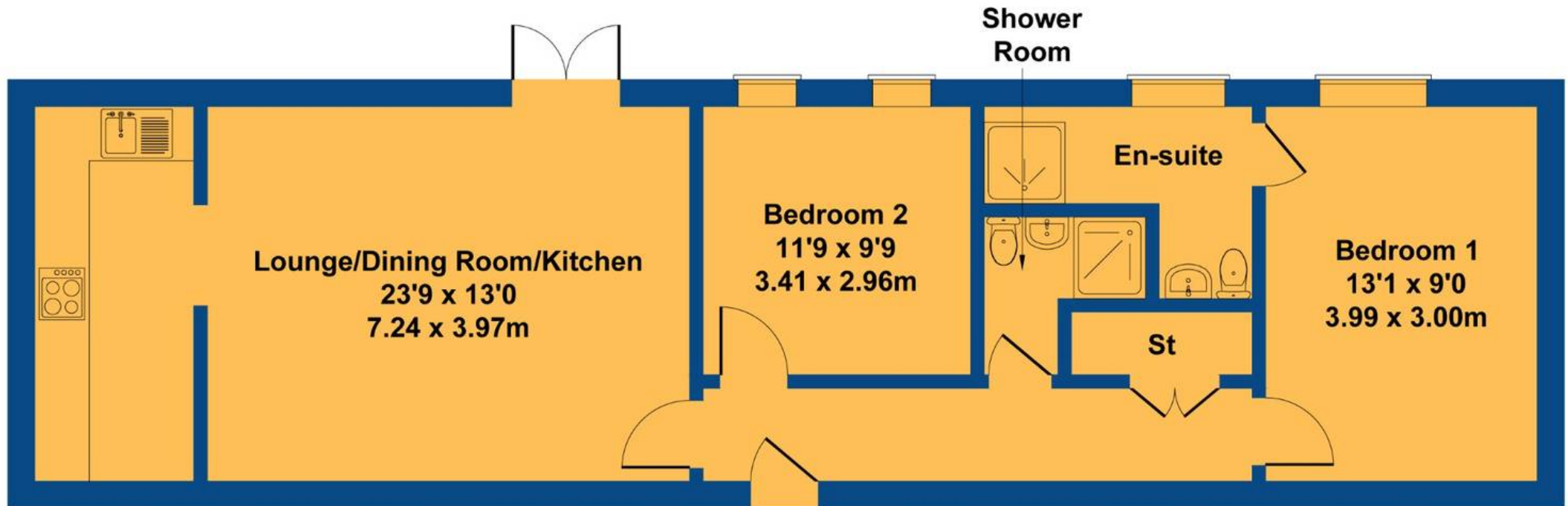
### **Allocated parking**

In a private gated parking area, one space is allocated for this property.



# 11 St Winefrides, Pontcanna

Approximate Gross Internal Area  
743 sq ft - 69 sq m



Not to Scale. Produced by The Plan Portal 2024  
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## Chris Davies Estate Agents

Chris Davies Estate Agents, 29 Fontygary Road - CF62 3DS

01446 711900

[rhoose@chris-davies.co.uk](mailto:rhoose@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

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