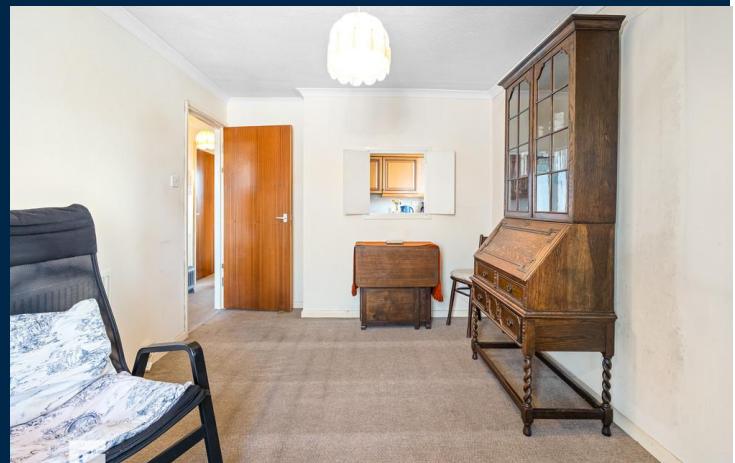




ROMILLY ROAD  
CANTON  
CARDIFF CF5 1FB

OFFERS IN EXCESS OF  
**£155,000**



### TOP FLOOR



**2**



**1**



**1**



**1**

**\*IDEAL PURCHASE FOR FIRST TIME BUYERS / INVESTORS\* \*NO CHAIN\* MGY are delighted to bring to market this two bedroom, top floor apartment located on the much favoured Romilly Road, Canton. The property is within a stones throw of Thompson Park, and is within walking distance to shops, restaurants, bars and cafes in Canton and Pontcanna. The accommodation briefly comprises entrance hallway, lounge, kitchen, two bedrooms and bathroom. The property further benefits from one allocated parking space within a gated car park, and has gas central heating and double glazing throughout.**

**\*Viewing highly recommended\***

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: C**

**FLOOR AREA APPROX: 476 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via front door leading from communal hallway. Carpet to floor. Pendant light fitting. Loft hatch. Radiator. Doors to all rooms and storage cupboard.

#### **LOUNGE**

14' 6" x 9' 3" (4.43m x 2.83m)  
Continuation of carpet to floor. Pendant light fitting. Power points. TV and telephone point. Double glazed window providing beautiful views of Thompson Park. Radiator.

#### **KITCHEN**

9' 3" x 7' 1" (2.83m x 2.16m)  
Carpeted flooring. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating four ring gas hob with extractor above and oven beneath and stainless steel sink and drainer with mixer tap over. Tiled splashbacks. Spaces for appliances such as fridge/freezer and washing machine. Double glazed window. Pendant light fitting. Power points. Hatch opening into lounge.

#### **BEDROOM ONE**

9' 3" x 8' 8" (2.83m x 2.66m)  
Carpet to floor. Double glazed window providing views of Thompson Park. Pendant light fitting. Power points. Fitted wardrobe. Radiator.

#### **BEDROOM TWO**

10' 2" x 8' 11" (3.11m x 2.72m)  
Carpet to floor. Double glazed window. Pendant light fitting. Radiator. Power points.

#### **BATHROOM**

Carpeted flooring. Partially tiled walls. White three-piece-suite comprising WC, pedestal wash hand basin with hot and cold tap over and panelled bath with hot and cold tap over. Pendant light fitting. Extractor fan.

#### **PARKING**

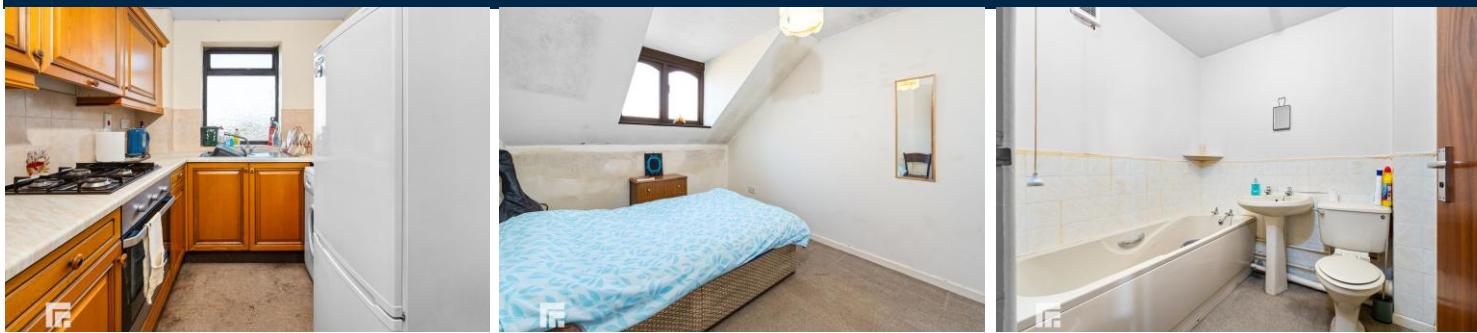
One allocated parking space within a secure gated car park to the rear of the building.

#### **TENURE**

MGY are advised that the property has a share of the free hold with a term of 982 years left on the lease. There is a service charge of approx. £2171.10 per annum and a peppercorn ground rent.

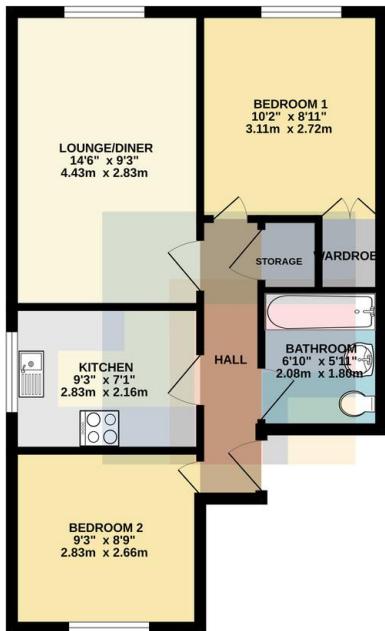


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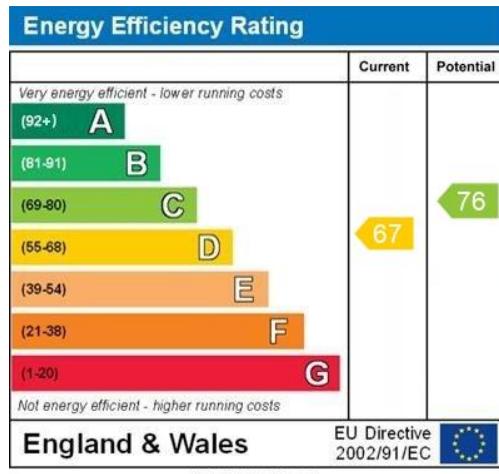


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THIRD FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, windows, doors 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 and fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**PONTCANNA 02920 397152**

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