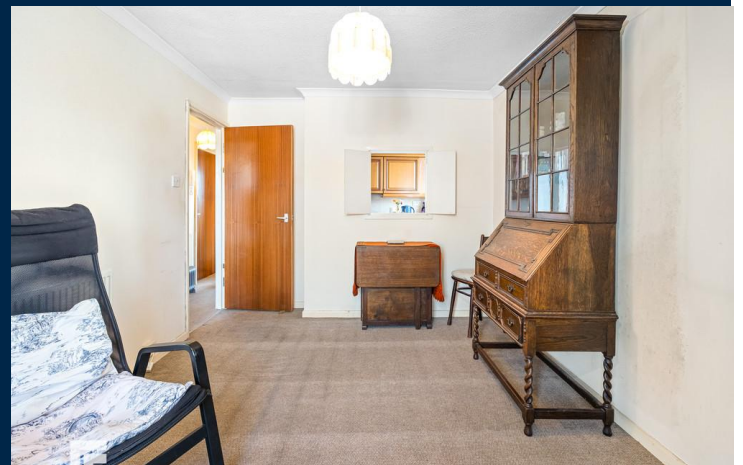




ROMILLY ROAD
CANTON
CARDIFF CF5 1FB

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.

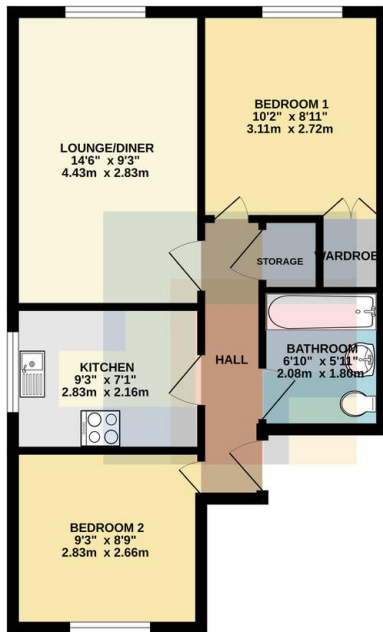


ROMILLY ROAD, CANTON, CARDIFF CF5 1FB

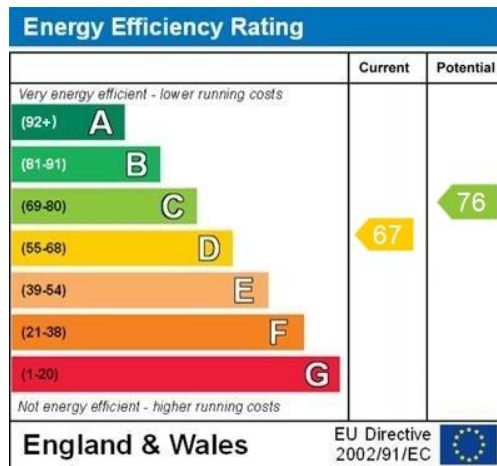


ROMILLY ROAD, CANTON, CARDIFF CF5 1FB

THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not 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.
Made with Metropix ©2025



WWW.FBC411.COM

PONTCANNA 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or other wise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

MGY.CO.UK