



ROMILLY ROAD  
CANTON  
CARDIFF CF5 1FH

ASKING PRICE OF  
**£425,000**



SEMI DETACHED HOUSE



**3**



**1**



**2**



**1**

**\*BEAUTIFULLY REFURBISHED SEMI DETACHED HOUSE WITH PARKING AND GARDEN\*** MGY are delighted to bring to market this impressive three bedroom townhouse situated on the much favoured Romilly Road in Canton. The bright and spacious accommodation is split over two floors and briefly comprises lounge, kitchen, downstairs WC, three bedrooms and bathroom. The property further benefits from an allocated parking space, a private garden and gas central heating and double glazing throughout. **\*CHAIN FREE\***

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 861 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via front door leading from private garden. Laminate flooring. Pendant light fitting. Radiator. Doors to lounge and downstairs WC. Stairs rising to first floor.

#### **LOUNGE**

12' 11" x 19' 4" (3.95m x 5.91m)  
Continuation of laminate flooring. Spotlights. Radiators. Double glazed uPVC bay window to side aspect. TV and telephone point. Power points. Door to storage cupboard. Opening into :-

#### **KITCHEN**

10' 4" x 10' 3" (3.15m x 3.13m)  
Laminate flooring. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating four ring electric hob with oven beneath and extractor above and 1.5 sink and drainer with mixer tap over. Integrated fridge/freezer. Spotlights. Double glazed uPVC window to front aspect. Pantry. Power points. Radiator.

#### **DOWNSTAIRS WC**

Continuation of laminate flooring. Partially tiled wall. WC. Matte black heated towel rail. Vanity wash hand basin with mixer tap over and storage beneath with tiled splashback. Pendant light. Extractor.

#### **FIRST FLOOR**

Newly fitted carpet to stairs and landing. Skylight. Doors to all bedrooms and bathroom. Pendant light fitting. Radiator.

#### **MASTER BEDROOM**

12' 10" x 10' 3" (3.93m x 3.13m)  
Newly fitted carpet to floor. Double glazed uPVC window to front aspect. Pendant light fitting. Radiator. Power points. Storage cupboard.

#### **BEDROOM TWO**

10' 6" x 10' 2" (3.22m x 3.12m)  
Newly fitted carpet to floor. Double glazed obscure uPVC window to rear aspect. Two skylights. Radiator. Power points. TV point.

#### **BEDROOM THREE**

6' 6" x 6' 1" (2.00m x 1.86m)  
Newly fitted carpet to floor. Double glazed uPVC window to front aspect. Radiator. Power points.

#### **BATHROOM**

7' 3" x 6' 1" (2.21m x 1.86m)  
LVT flooring. Partially tiled walls. WC. Vanity wash hand basin with mixer tap over and storage beneath. Walk in shower cubicle with drench shower above and additional handheld shower head attachment. Matte black heated towel rail. Skylight. Extractor.

#### **OUTSIDE**

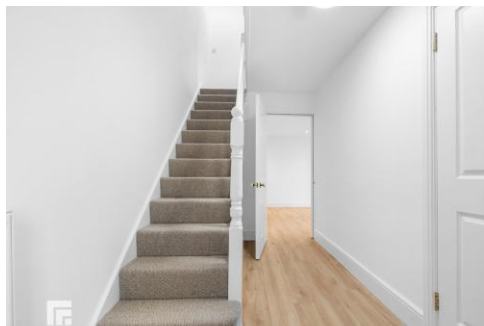
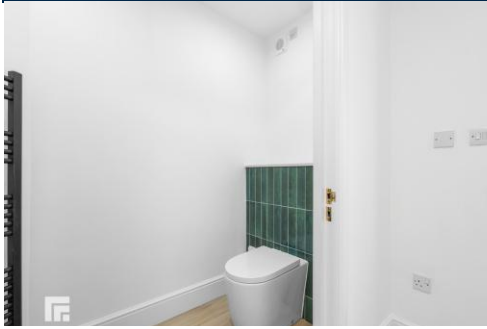
Communal front garden. Private rear garden. Allocated parking space.

#### **TENURE**

MGY have been advised that the property is FREEHOLD.



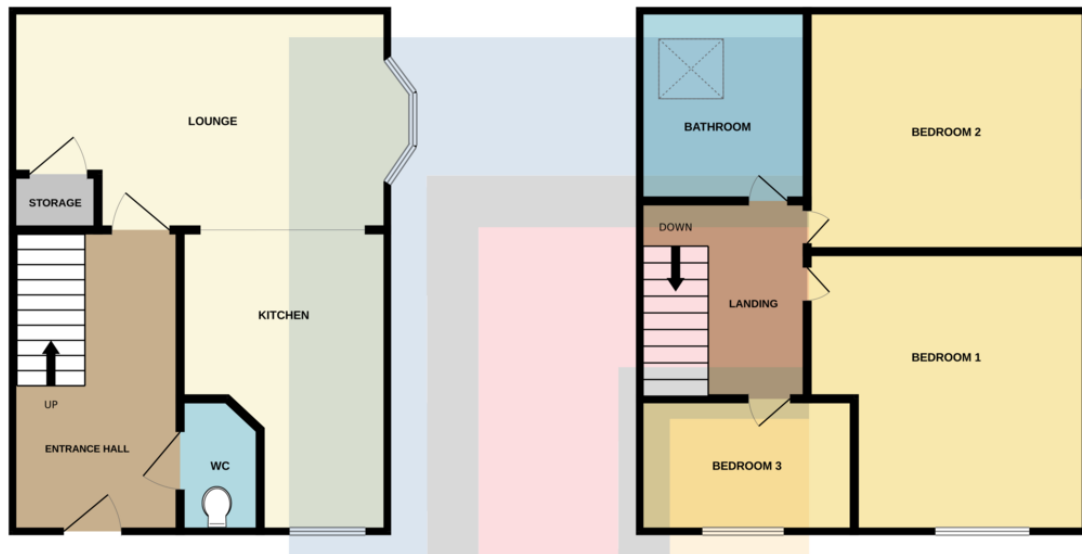
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GROUND FLOOR

1ST FLOOR



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Made with Metroplan 5/2025

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**PONTCANNA** 02920 397152

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



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