



JEFF HOPKINS

PONTCANA



ROMILLY CRESCENT, PONTCANNA

£299,950 Freehold

The Property

A well presented end of terrace townhouse with accommodation of; lounge, conservatory/dining room, kitchen/breakfast room, cloakroom/w.c., three bedrooms and two bath/shower rooms. The property benefits from off road parking and enclosed garden to the side. The property further benefits from double glazing and gas central heating. Viewing recommended.

The Location

Located near the junction of Romilly Crescent and Conway Road close to Oscars restaurant and convenient for the specialist boutique shops, restaurants, friendly pubs and wonderful parkland of Pontcanna and in the opposite direction the varied amenities of Canton with its shopping and leisure facilities, including the renowned Chapter Arts Centre. The City Centre, Cardiff Bay and the M4 link road are all within 10 minutes drive.

Entrance Hallway Entered via a wooden door with obscured glass panel and letter box. Oak wood block flooring. Stairs rising to first floor. Power points. Central heating radiator.

Cloakroom Tiled floor. Low level W.C. Pedestal wash hand basin. Wall mounted boiler. Central heating radiator.

Lounge 10'4" x 15'5" (3.16m x 4.72m) Oak wood block flooring. TV aerial. Telephone point. power points. Central heating radiator. Double glazed doors leading to;

Conservatory 13'9" x 9'2" (4.21m x 2.81m) Double glazed windows. Double glazed doors leading to side garden. Tiled floor. Central heating radiator.

Kitchen 10'2" x 9'1" (3.11m x 2.79m) Double glazed window to front. Inset spotlights to ceiling. Tiled floor. A range of wall and base units with round edge work surfaces incorporating; stainless steel sink with mixer tap and drainer. Tiled splash-backs. Integrated appliances include; fridge/freezer, dishwasher, washing machine, 4 ring gas hob with stainless steel extractor fan over and oven below. Breakfast bar. Power points. Central heating radiator.

First Floor Landing Area Stairs rising to second floor. Power points. Central heating radiator.

Bedroom Two 10'9" x 14'7"(max) (3.28m x 4.45m) Two Double glazed window to front. TV aerial. Telephone point. Power points. Two central heating radiators.

Bedroom Three 14'7" x 6'5" (4.45m x 1.98m) Double glazed window to side. TV aerial. Power points. Central heating radiator.

Bathroom 6'10" x 5'6" (2.10m x 1.68m) Tiled floor and walls. Inset spotlights to ceiling. Three piece suite comprising; low level W.C, pedestal wash hand basin and panel bath with shower over. Heated towel rail. Shaver point.

Second Floor

Landing Area Double glazed velux window to ceiling. Power points. Central heating radiator.

Dressing Room/ Walk In Wardrobe Inset spotlight to ceiling. Shelving, hanging and drawers.

Master Bedroom 12'8" x 13'10" (max) (3.87m x 4.22m) Double glazed window to front. Inset spotlights to ceiling. Feature hand cut marble wall. Power points. Central heating radiator. Door to;

En-suite Tiled floor and walls. Inset spotlights to ceiling. Three piece suite comprising; low level W.C, pedestal wash hand basin and shower cabinet. Heated towel ladder. Shaver point.

Outside Side Part decked and part stone chippings. Storage shed. **Front** Driveway providing off road parking. Gate leading to side garden.

Tenure We are informed by the vendor that the property is FREEHOLD

Council tax Band F

The lounge



The kitchen







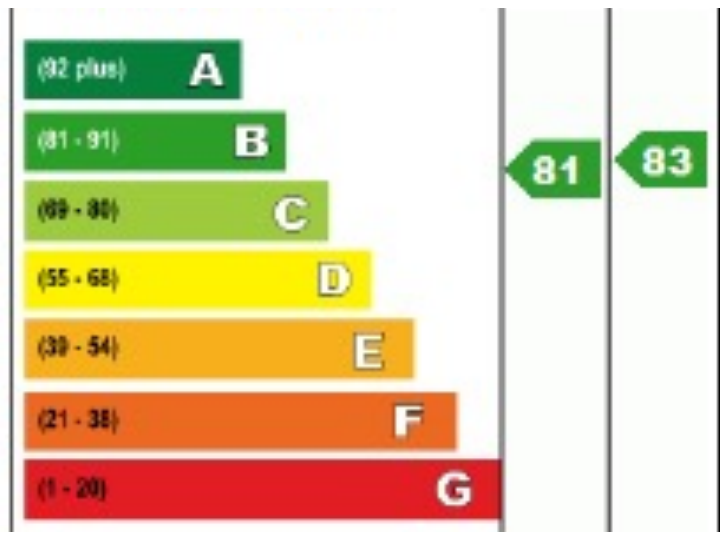
26 Romilly Crescent, Cardiff, CF11 9NR
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Viewing: Strictly by appointment with Jeff Hopkins Residential Sales 029 2034 3499

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Jeff Hopkins Residential Sales
 50 Severn Grove, Cardiff, CF11 9EN
 Telephone 029 2034 3499
 info@jeffhopkins.co.uk
 web: jeffhopkins.co.uk

