

Romilly Crescent, Cardiff

Offers In Excess Of £425,000

Beautifully Updated Period Home in Pontcanna. This property is ready to move into and offers a rare blend of period charm and contemporary style in one of Cardiff's most desirable neighbourhoods. Set on sought-after Romilly Crescent, this elegant home combines Victorian character with modern comfort. Originally built around 1860 and fully refurbished by award-winning developer Portabella in 2015, it offers stylish interiors and flexible living across three floors. Larger side of the house positioned at the rear, keeping all main rooms pleasantly sheltered from the road. Sash windows on the front of the property. All windows are double glazed. Private enclosed rear garden with paved terrace and enclosure, ideal for entertaining. EPC Rating: C Council Tax band: E

Tenure: Freehold

ENTRANCE HALLWAY

Front door opens into a large welcoming hallway with laminate wood effect flooring. Carpeted stairs rising to first floor with understairs storage and hidden shoe rack plus separate laundry cupboard. Radiator.

LOUNGE

15' 1" x 11' 4" (4.60m x 3.46m)

Continuation of laminate wood effect flooring. Bright lounge with French doors that open into the garden and additional double glazed window to side aspect. Pendant light fitting. Radiator.

KITCHEN/DINER

15' 1" x 8' 3" (4.61m x 2.52m)

Double glazed windows to rear aspect with fitted blinds. Contemporary kitchen-diner with integrated appliances. Laminate wood effect flooring. Inset sink and drainer with mixer tap over. Space for dining. Spotlights.

FIRST FLOOR

BEDROOM ONE

15' 1" x 11' 4" (4.60m x 3.46m)

Double glazed windows to front aspect with fitted blinds. Spacious double bedroom. Carpeted flooring. Pendant light fitting. Radiator.

BEDROOM TWO

15' 1" x 8' 3" (4.60m x 2.52m)

Double glazed windows to rear aspect with fitted blinds. A second spacious double bedroom. Carpeted flooring. Pendant light fitting. Radiator.

BATHROOM

Recently refurbished full modern bathroom. Panelled bath with mixer tap and shower fixture over. Partly tiled walls. Wash hand basin. Laminate wood effect flooring. WC. Heated towel rail. Spotlights.

SECOND FLOOR

BEDROOM THREE

15' 1" x 11' 4" (4.61m x 3.46m)

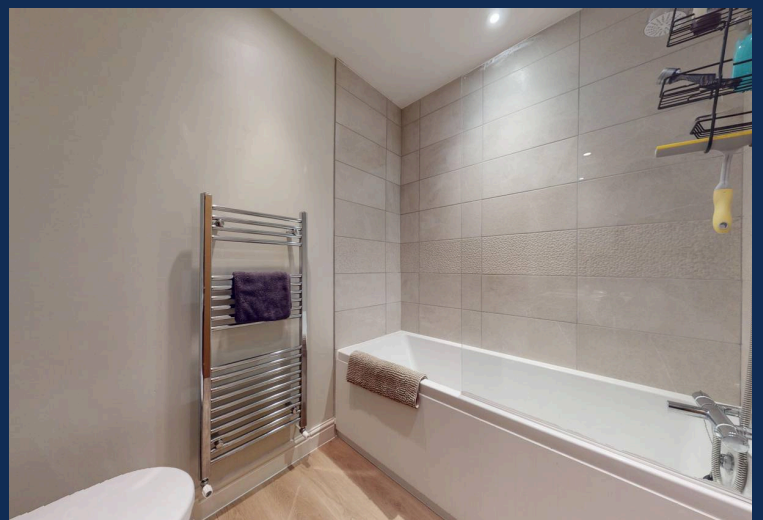
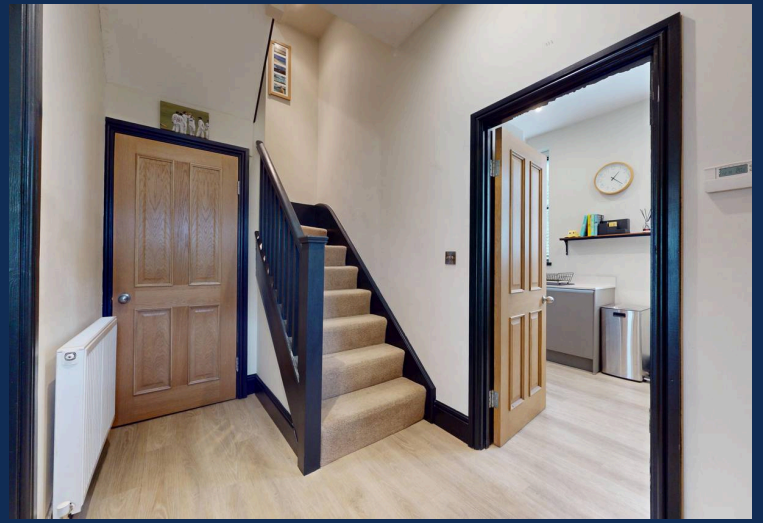
Generous main bedroom with Velux window. Carpeted flooring. Spotlights. Radiator.

STUDY/STORAGE ROOM

Additional storage room/study.

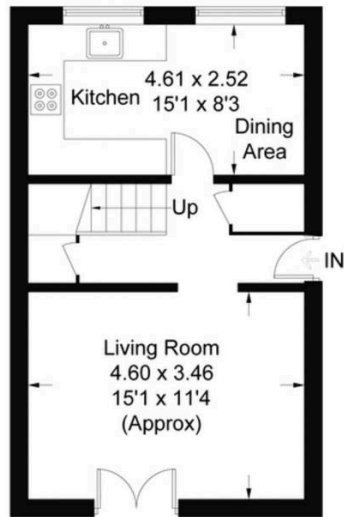
SHOWER ROOM

Well-appointed newly refurbished shower room with a family-sized overhead shower. WC. Wall mounted wash hand basin. Laminate wood effect flooring. Velux window. Partly tiled walls. Heated towel rail.

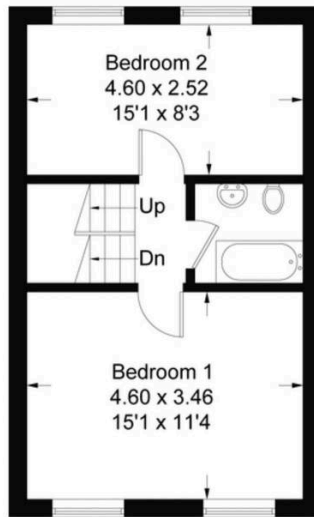




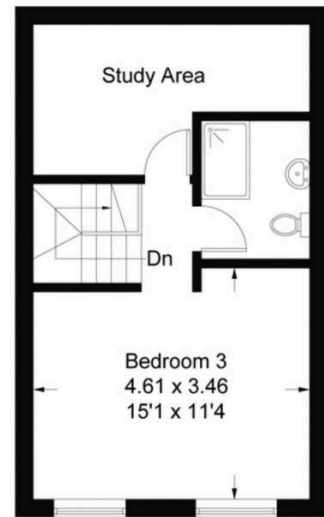
Spacious south facing rear patio area, perfect for relaxing or outdoor dining. Front garden screened by mature hedging and fencing.



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area = 109.3 sq m / 1176 sq ft

PONTCANNA 02920 397152

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



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