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CARDIFF

VALE

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BRISTOL



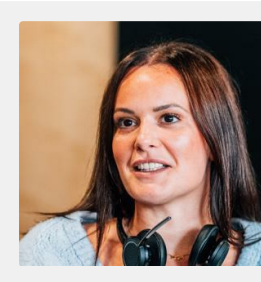
*Romilly Crescent*

PONTCANNA



*Arguably the best place to live in Cardiff with surrounding Cafes, Bars and Restaurants not to mention the open space of Pontcanna and Llandaff Fields.*

Comments by Mrs Ruby Ledley



**Property Specialist**  
**Mrs Ruby Ledley**  
Valuer

[ruby@jeffreycross.co.uk](mailto:ruby@jeffreycross.co.uk)

**The Lindens-5 Romilly Cres, Pontcanna, CRF**

1st Floor Apartment Interior Area: 1183.61 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



*For us we've got the ideal mix of feeling like we are living in a green eyrie but still right in the centre of a fantastic urban location. We love the scale of the living space.*

Comments by the Homeowner



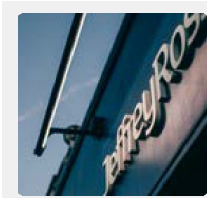


# Romilly Crescent

*Pontcanna, Cardiff, CF11 9FF*

Offers In Excess Of  
**£550,000**

 3 Bedroom(s)  2 Bathroom(s)  1388.00 sq ft



Contact our  
***Pontcanna Branch***  
02920 499680

Located in the charming area of Pontcanna, Cardiff, this modern first-floor apartment in the St Winefrides development offers a delightful blend of comfort and style. Spanning an impressive 1,388 square feet, this spacious residence features three generously sized double bedrooms.

The primary bedroom is a true highlight, boasting an ensuite bathroom and a walk-in wardrobe, providing both convenience and luxury. The apartment also includes a well-appointed second bathroom, ensuring ample facilities for residents and guests alike.

One of the standout features of this property is the impressive full-width balcony terrace, extending across the entire main living space and enhancing the wonderful sense of light provided by triple-aspect windows. Perfect for relaxing with a book, enjoying the fresh air or entertaining guests, this superb outdoor space offers an ideal extension of the bright and airy living accommodation.

In addition to its interior charm, the apartment comes with allocated parking for one vehicle, a valuable asset in this sought-after location. Residents can also enjoy access to communal garden space, offering a serene environment for relaxation and socialising.

Built in 2014, this modern flat combines contemporary design with practical living, making it a wonderful opportunity for those looking to settle in a vibrant community. With its proximity to local amenities, parks, and transport links, this property is not to be missed. Embrace the opportunity to make this exceptional apartment your new home in Pontcanna.



|                                              |                                                                                                                       |
|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| Entrance Hallway                             | Open Plan Living / Dining and Kitchen<br>35'5" x 16'11" widest points (10.80m x 5.16m widest points)                  |
| Bedroom One 18'11" x 9'4" (5.77m x 2.84m )   | Balcony / Terrace                                                                                                     |
| Ensuite 8'7" x 4'6" (2.62m x 1.37m)          | Parking<br>Allocated space                                                                                            |
| Walk in Wardrobe 5'11" x 5' (1.80m x 1.52m ) | Communal gardens                                                                                                      |
| Family Bathroom 5'7" x 8'4" (1.70m x 2.54m ) | Tenure<br>We are advised by our client that the property is Leasehold, this is to be confirmed by your legal advisor. |
| Bedroom Two 15'8" x 10'6" (4.78m x 3.20m )   | Service charges<br>£2,550 per annum                                                                                   |
| Bedroom Three 16' x 12'3" (4.88m x 3.73m)    | Ground Rent<br>£250 per annum                                                                                         |
| Utility Cupboard 2'7" x 3'2" (0.79m x 0.97m) | Lease Details<br>125 years from new, - 113 years remaining                                                            |
| Closet                                       | Council Tax<br>Band - G                                                                                               |





| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   | 55      | 55                         |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

