

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



ROMILLY ROAD



KITCHEN LIVING DINING ROOM
9.9 x 3.6 (32'5" x 11'9")

CLOAKROOM
1 x 1.4 (3'3" x 4'7")

UTILITY ROOM
1 x 1.8 (3'3" x 5'10")

LOUNGE
4.1 x 4.7 (13'5" x 15'5")

BEDROOM 2
2.9 x 2.5 (9'6" x 8'2")

BEDROOM 3
2 x 2.3 (6'6" x 7'6")

BATHROOM
2.5 x 2.7 (8'2" x 8'10")

MAIN BEDROOM
4.3 x 4.7 (14'1" x 15'5")

BEDROOM 4
2.8 x 4.7 (9'2" x 15'5")

EN-SUITE
2.4 x 2.8 (7'10" x 9'2")

GARDEN

PARKING
Allocated Parking for 1 car.

TENURE
We are advised that this property is Freehold. This is to be confirmed by your legal representative.

EPC
85B

COUNCIL TAX
BAND

SCHOOL CATCHMENT
My English medium primary catchment area is Radnor Primary School (year 2024-25)
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.

My English medium secondary catchment area is Fitzalan High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Gymraeg Treganna (year 2024-25)
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr (year 2024-25)





ROMILLY ROAD

, CF5 1FE - £700,000



4 Bedroom(s)



2 Bathroom(s)



1464.00 sq ft

Located on the charming Romilly Road in Cardiff, this exquisite four-bedroom house offers a perfect blend of chic design and modern living. You will be greeted by a bright and airy space that is both inviting and stylish, making it an ideal home for families or those who are seeking extra space.

The property boasts a well-thought-out layout, ensuring that each room is filled with natural light, creating a warm and welcoming atmosphere throughout. The contemporary design is complemented by practical features, making this home not only beautiful but also functional.

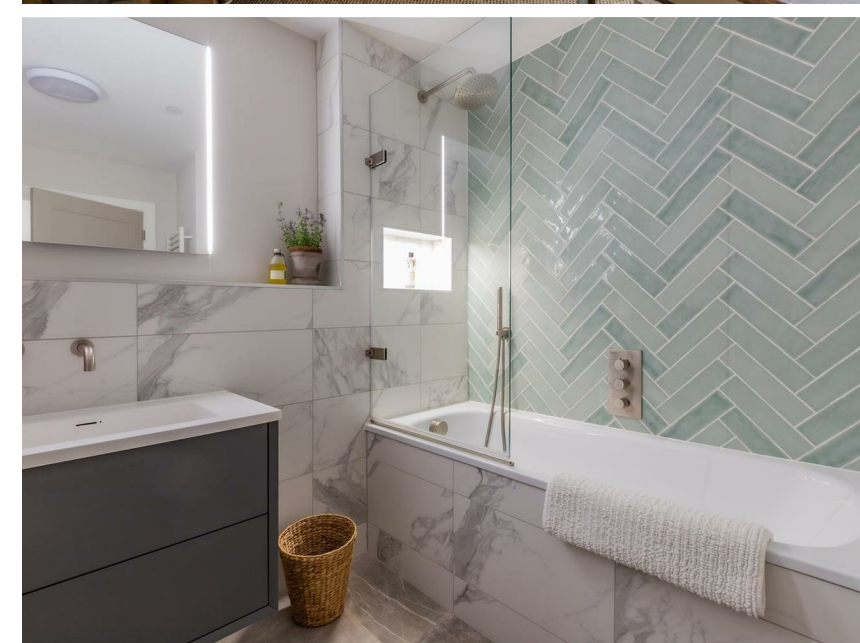
One of the standout features of this property is its proximity to local parks, great schools, and an array of restaurants, bars & coffee shops.

Additionally, the house offers the convenience of private parking, a valuable asset in this bustling area. You will also appreciate the private front and back gardens.

In summary, this delightful home on Romilly Road presents an exceptional opportunity for those seeking a stylish and comfortable living space in Cardiff. With its chic design, bright interiors, and convenient location, it is a wonderful property.

PROPERTY SPECIALIST

Mrs Ruby Ledley
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Valuer





Romilly Road, Canton, Cardiff



GROUND FLOOR

FIRST FLOOR

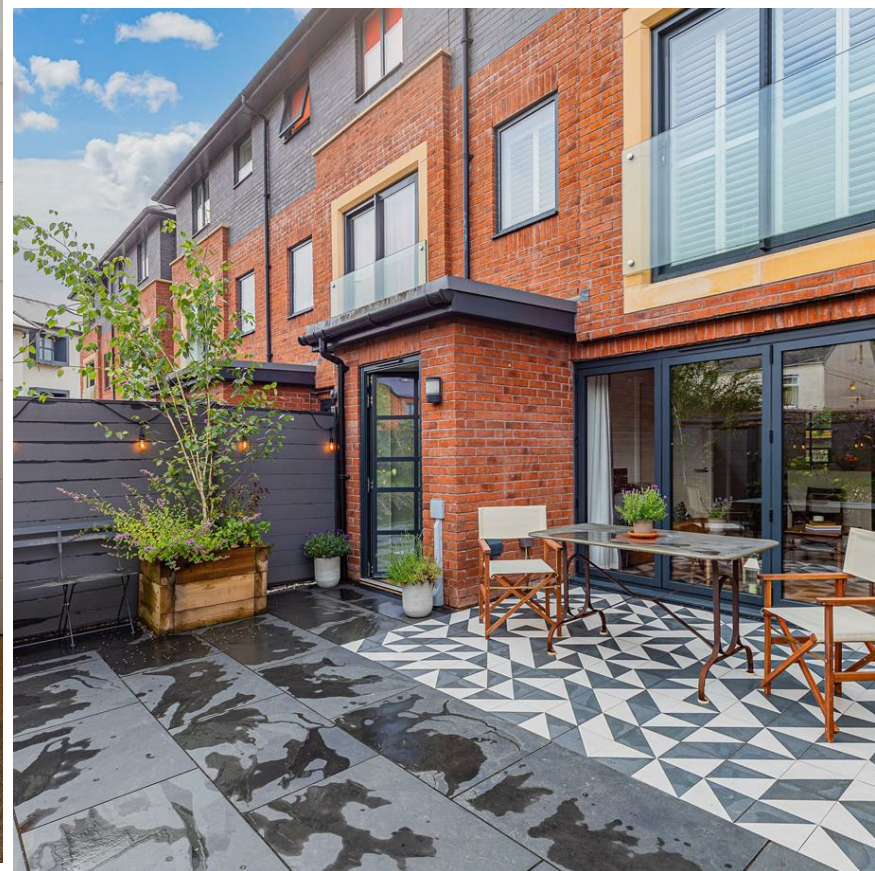
SECOND FLOOR

Suffolk Mews 5

4 Bedrooms
2 Bathrooms
1 Parking Spaces

1464 sqft / 136 sqm dwelling
512 sqft / 47.6 sqm elevated front garden
362 sqft / 33.6 sqm rear garden

1. Kitchen Living Dining 9.9m (max) x 3.6m
2. Cloakroom 1.0m x 1.4m
3. Laundry 1.0m x up to 1.8m
4. Lounge 4.1m (max) x 4.7m (max)
5. Bedroom 2 2.9m x 2.5m
6. Bedroom 3 2.0m x 2.3m (max)
7. Bathroom 2.5m (max) x 2.7m (max)
8. Master Bedroom 4.3m (max) x 4.7m
9. Bedroom 4 2.8m (max) x 4.7m (max)
10. En-Suite 2.4m (max) x 2.8m (max)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	