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CARDIFF

VALE

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*Romilly Road West*

VICTORIA PARK





*It's in a great spot—just around the corner from Thompson Park and Victoria Park, and only a five-minute stroll to all the shops, cafés and restaurants on Cowbridge Road East and Pontcanna.*

Comments by Mr Elliott Hooper-Nash



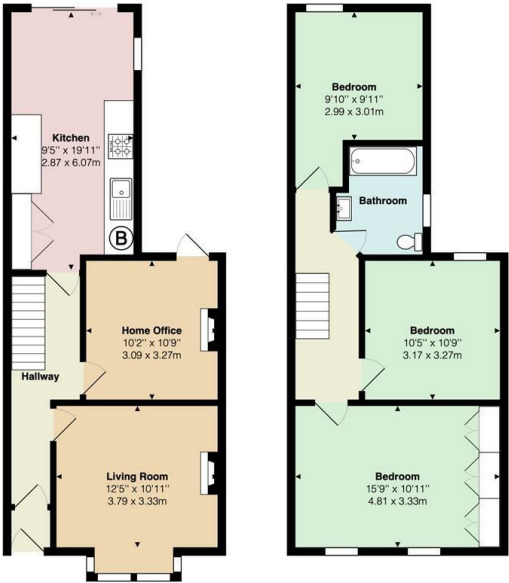
**Property Specialist**  
**Mr Elliott Hooper-Nash**  
Director

Elliott@jeffreygross.co.uk



*Stylish 3 bedroom home in the popular area of Canton bordering Victoria Park. Three large bedrooms and modern fittings throughout.*

Comments by the Homeowner

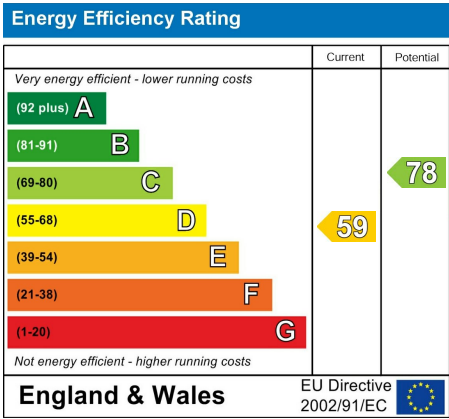


Romilly Road West  
Total Area: 1084 ft² ... 100.7 m²  
All measurements are approximate and for display purposes only





Entrance Hallway	Garden Low maintenance rear garden
Living room 12'5" x 10'11" (3.79m x 3.33m)	Tenure We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Second reception 10'1" x 10'8" (3.09m x 3.27m)	Council tax Band - E
Kitchen / Diner 9'4" x 19'10" (2.87m x 6.07m)	Additional Information On street Parking Tenanted on a periodic contract Rent currently £1,500pcm Modern fitted kithcen and bathroom
To the first floor	
Landing Doors to all three bedrooms and family bathroom	
Bedroom One 15'9" x 10'11" (4.81m x 3.33m)	
Bedroom Two 10'4" x 10'8" (3.17m x 3.27m)	
Bathroom	
Bedroom Three 9'9" x 9'10" (2.99m x 3.01m)	



# Romilly Road West

Victoria Park, Cardiff, CF5 1FT

Offers In Excess Of

£400,000

3 Bedroom(s)

1 Bathroom(s)

1084.00 sq ft

Contact our

**Pontcanna Branch**

02920 499680

Jeffrey Ross are delighted to market this stunning three bedroom house on Romilly Road West in Canton. Ideally located just a stones throw from both Thompson Park and Victoria Park, also just 5 minutes from the amenities of Cowbridge Road East and Pontcanna. This modernised family home briefly comprises of entrance hall, front living room with bay fronted windows, second reception room or diner (would also make a great home office), large stylish kitchen with build in appliances with an addition space to the rear for a small dining table with sliding door access to the rear low maintenance garden. To the first floor we have 2 double bedrooms, modern bathroom and large master bedroom with built in wardrobes.





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