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CARDIFF

VALE

CAERPHILLY

BRISTOL



Romilly Road West

VICTORIA PARK



A spacious property with decent sized bedrooms. Great location right next to Victoria Park with a good selection of local restaurants, and only a short walk to Llandaff Fields and Pontcanna. Parking is never an issue.

Comments by Mr Julian Preston



Property Specialist
Mr Julian Preston
 Senior valuer

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Fantastic location, close to Victoria Park and well presented internally. Three bedrooms and two reception rooms. Parking is a breeze, just across the road. This property has a lot going for it and viewers will be impressed.

Comments by the Homeowner



Romilly Road West



Total Area: 96.4 m² ... 1038 ft²

All measurements are approximate and for display purposes only



Romilly Road West

Victoria Park, Cardiff, CF5 1FT

Offers In Excess Of
£375,000

3 Bedroom(s) 1 Bathroom(s) 1038.00 sq ft



Contact our
Pontcanna Branch
02920 499680

This delightful traditional Victorian end of terrace house offers a perfect blend of character and modern living. Spanning an impressive 1,038 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and charm, perfect for entertaining guests or enjoying quiet evenings. The second reception room provides additional versatility, whether it be used as a dining area, a playroom, or a study. The layout of the house is both practical and inviting, ensuring a comfortable living experience.

The property features a well-appointed shower room, catering to the needs of the household. The traditional Victorian architecture is complemented by modern touches, creating a harmonious living environment that retains its historical charm.

One of the standout features of this home is its excellent location. Situated close to the picturesque Victoria Park, residents can enjoy leisurely strolls, picnics, and various outdoor activities. The surrounding area is well-served by local amenities, including shops, cafes, and schools, making it a convenient choice for everyday living.

In summary, this Victorian end of terrace house on Romilly Road West presents a wonderful opportunity to acquire a spacious and characterful home in a sought-after location. With its three bedrooms, two reception rooms, and proximity to Victoria Park, it is sure to appeal to a wide range of buyers looking for a delightful place to call home.



Entrance Hall	Tenure
Living Room 11'9" x 11'8" (3.58m x 3.56m)	We have been advised by our seller that the property is Freehold, your legal representative should confirm this.
Dining Room 12'4" x 10'8" (3.76m x 3.25m)	Council Tax
Kitchen/Breakfast Room 19'6" x 9'10" (5.94m x 3.00m)	Band E
Landing	EPC
Bedroom 15'3" x 10'5" (4.65m x 3.18m)	Rated D
Bedroom 10'8" x 9'5" (3.25m x 2.87m)	School Catchment
Bedroom 12'6" x 9'10" (3.81m x 3.00m)	My English medium primary catchment area is Radnor Primary School 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 My Welsh medium primary catchment area is Ysgol Gymraeg Treganna 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
Shower Room	
Outside	
The front of the property has brick wall boundaries with a wrought iron gate. The rear garden has stone, brick and wooden fenced boundaries with a low maintenance stone chippings and a raised wooden decked area with pergola over.	
	Mobile & Broadband

Across the 4 main mobile providers the score is a minimum of 76%. Broadband speeds of up to 1800 Mbps are available.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		66
(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

