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CARDIFF

VALE

CAERPHILLY

BRISTOL



Romilly Crescent

PONTCANNA



Fantastic family home with one of the best gardens you will see in Pontcanna. A home packed full of history and one that would make an incredible family home

Comments by Mrs Ruby Ledley



Property Specialist
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 Valuer
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Comments by the Homeowner

Romilly Cres, Pontcanna, CRF

Main Building: Total Interior Area Above Grade 168.59 m²



0 2 4 m



PREPARED: 2024/03/30

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.





Romilly Crescent

Pontcanna, Cardiff, CF11 9NP

Offers In Excess Of

£700,000



4 Bedroom(s)



2 Bathroom(s)



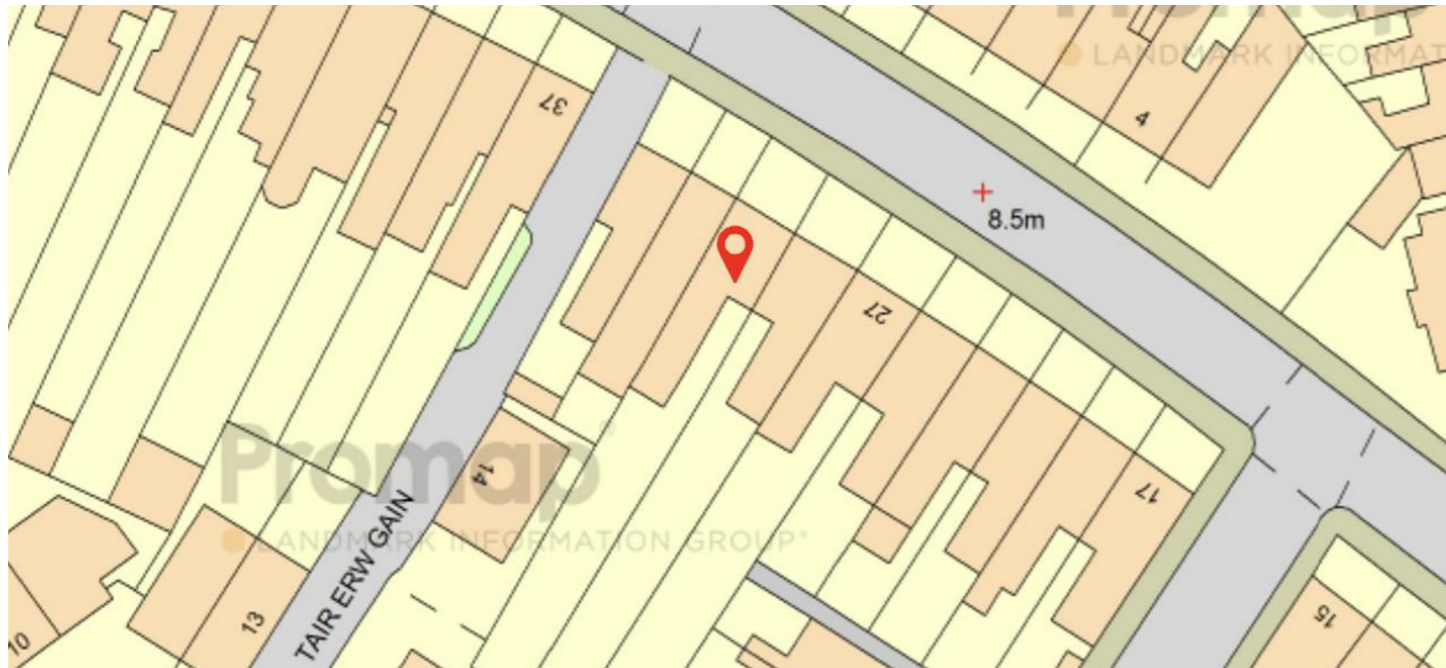
1814.03 sq ft

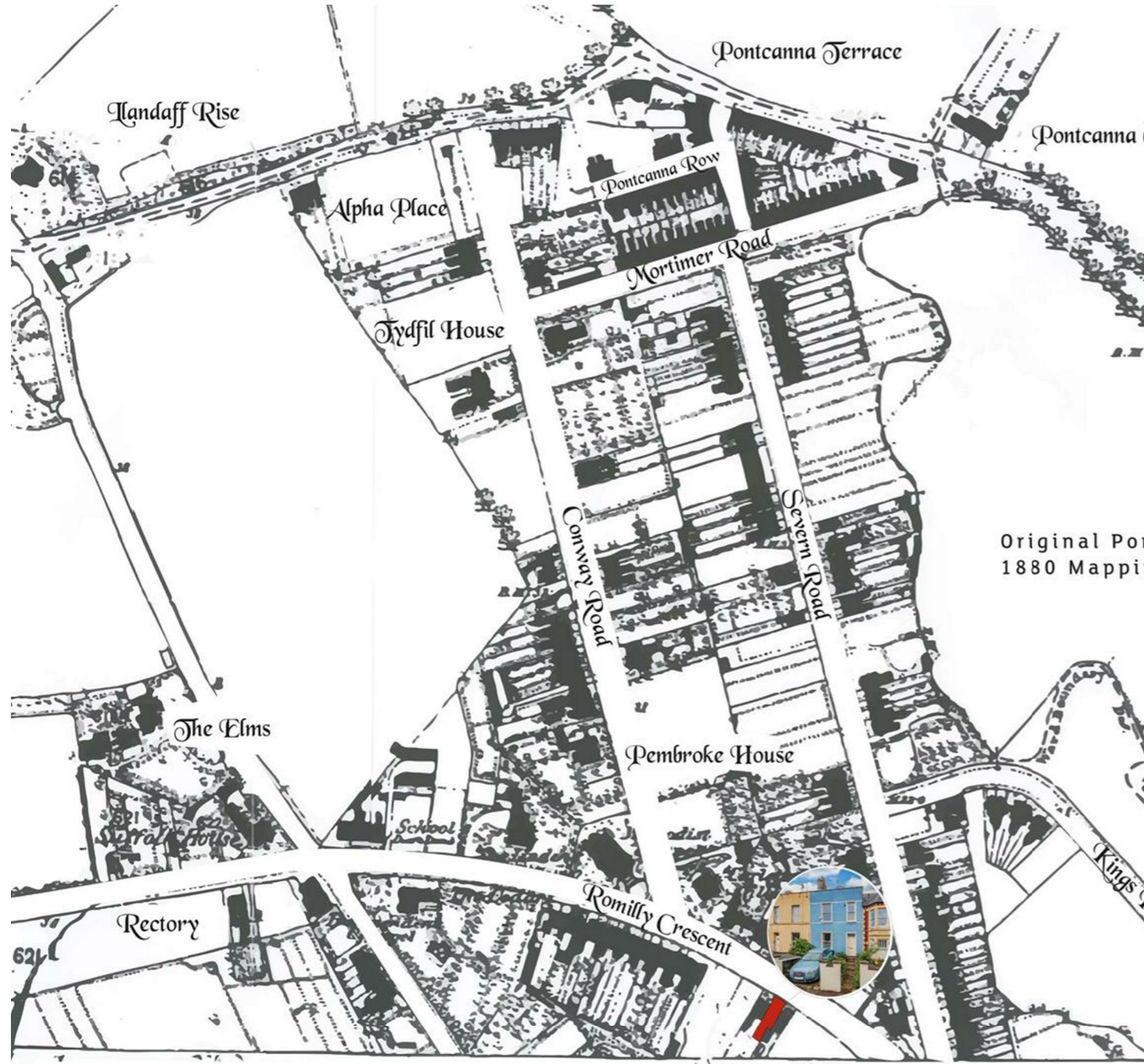


Contact our
Pontcanna Branch

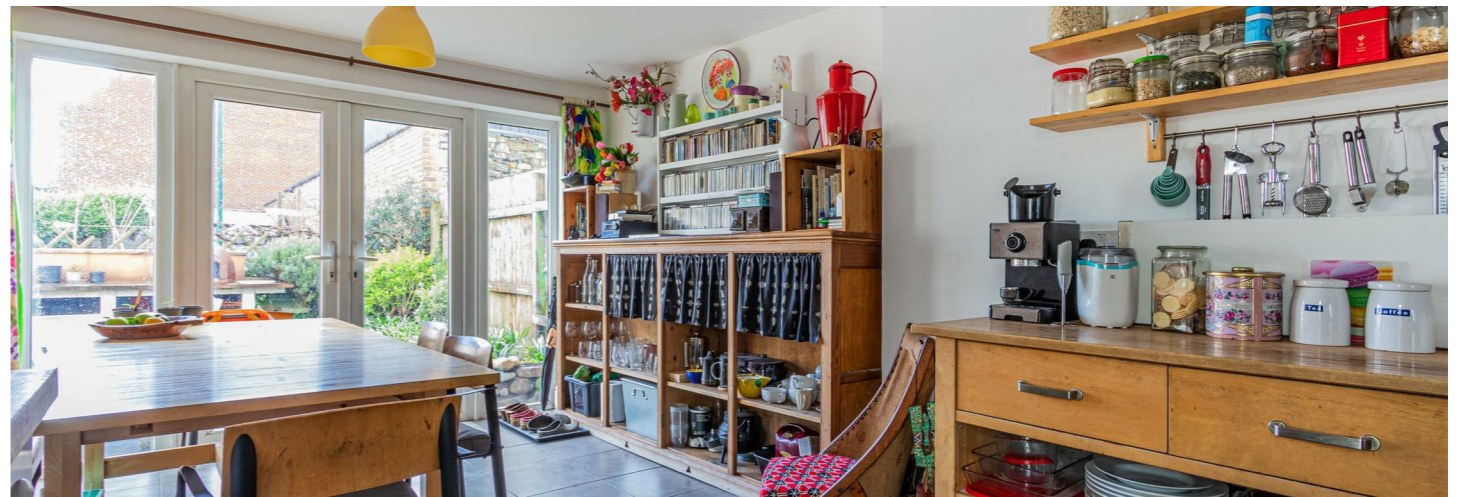
02920 499680

PURCHASE A PIECE OF PONTCANNA HISTORY! - Rare to the market as owners simply don't move due to the garden size and parking available. JeffreyRoss are proud to bring to the market one of the first properties to be built in Pontcanna! (Approx 1870s) This incredible 3 storey family home is steeped in History for the area and is simply a joy to walk around. The property briefly comprises Entrance Hallway, Two good size reception rooms with feature fireplaces, and an extended and impressive Kitchen / Diner that opens onto one of the largest South facing gardens you will find in the area. To the first floor are three impressive double bedrooms with the master suite to the rear that benefits an ensuite and family bathroom to the front. To the second floor in an impressive fourth bedroom with vaulted ceilings and exposed beams currently used as a home studio and office. To the front is driveway parking which is extremely rare for the area. The garden is approx 100ft and to the rear of the garden further benefits a garden office. This is a well maintained and extremely loved family home and one that is our pleasure to list.





Entrance Hallway	Bedroom Three 11'3" x 12'2" (3.43m x 3.71m)	Additional Information
Living Room 13'8" x 12'5" (4.19m x 3.79m) Benefits multi-fuel burning stove	Family Bathroom 6'1" x 7'9" (1.86m x 2.38m)	Incredible garden for the area Packed full of original features Driveway parking which is rare for Pontcanna Four double bedrooms Workshop in the garden
Second Reception 12'4" x 12'3" (3.76m x 3.75m) Benefits multi-fuel burning stove	To the Second floor	School Catchments
Open plan Kitchen / Diner 32'2" x 11'1" (9.81m x 3.38m)	Bedroom Four / Studio 15'3" x 22'8" widest points (4.66m x 6.92m widest points)	My English medium primary catchment area is Severn Primary School (year 2024-25) My English medium secondary catchment area is Fitzalan High School (year 2024-25) My Welsh medium primary catchment area is Ysgol Pwll Coch (year 2024-25) My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr (year 2024-25)
Cellar 12'8" x 10'11" (3.88m x 3.34m) Benefits heating	Garden Approx 100ft South facing garden with garden office with electricity at one end, mainly laid to lawn with established vegetable patch, outdoor pizza oven and greenhouse.	
To the first floor	Driveway Parking for one car	
Master Bedroom 11'1" x 14'0" (3.40m x 4.28m)	Tenure We are informed by the owner that the property is Freehold, this is to be confirmed by your legal advisor.	
Ensuite 6'9" x 8'6" (2.06m x 2.61m)	Council Tax Band F	
Bedroom Two 12'8" x 11'8" (3.87m x 3.58m)		









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

