

FOR SALE

Romilly Crescent

Pontcanna, Cardiff, CF11 9FF

PONTCANNA, CARDIFF

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GUIDE PRICE

£530,000

3 BEDROOMS

2 BATHROOMS

1 RECEPTION

1,388 SQ FT





*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.*



RUBY LEDLEY
SALES VALUER · PONTCANNA



THE PROPERTY

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.

KEY FEATURES

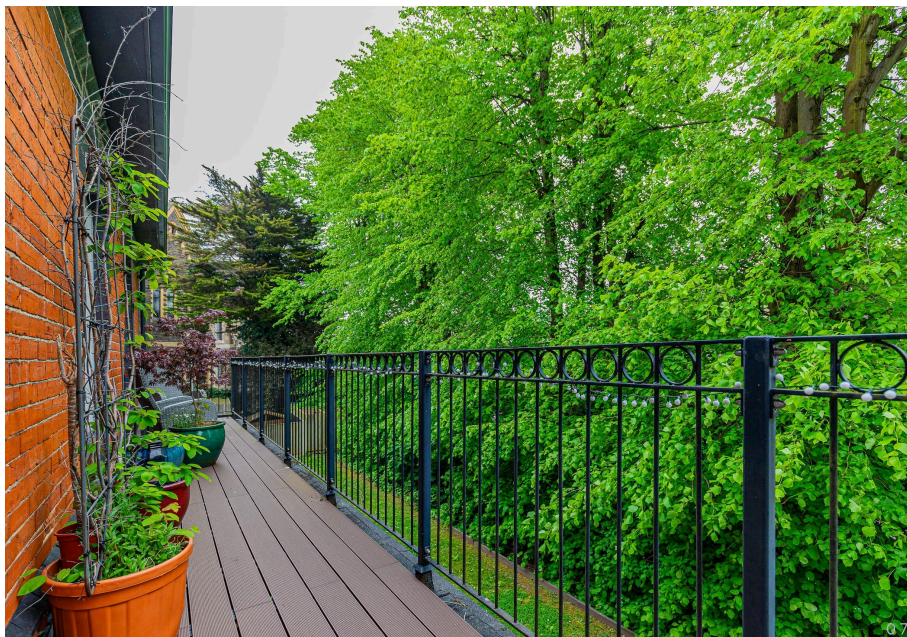
THREE DOUBLE BEDROOMS

LARGE BALCONY / TERRACE

ALLOCATED PARKING

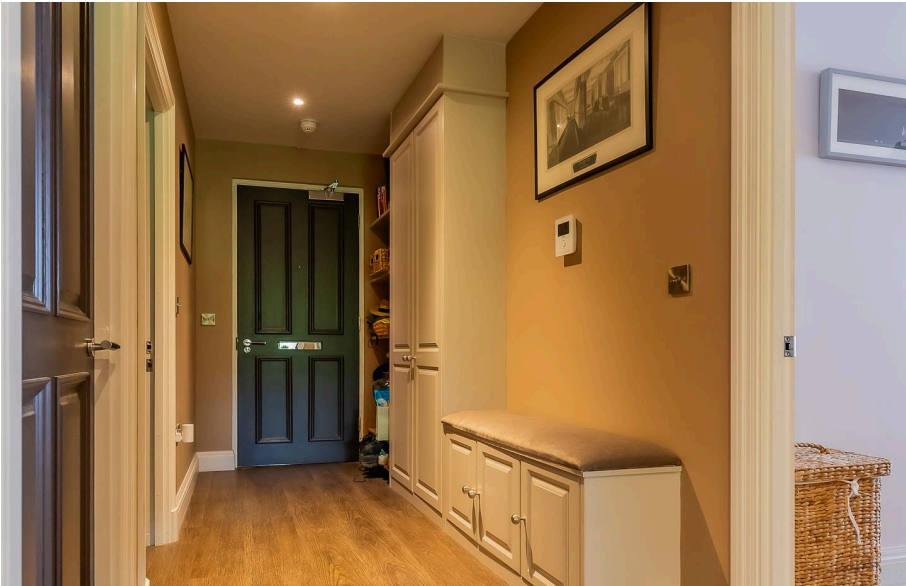
NO CHAIN

IMMACULATE INTERNALLY





INSIDE



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.

THE OWNERS

PONTCANNA, CARDIFF



ACCOMMODATION

BEDROOM ONE	5.77m x 2.84m
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ENSUITE	2.62m x 1.37m
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WALK IN WARDROBE	1.80m x 1.52m
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FAMILY BATHROOM	1.70m x 2.54m
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BEDROOM TWO	4.78m x 3.20m
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BEDROOM THREE	4.88m x 3.73m
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UTILITY CUPBOARD	0.79m x 0.97m
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OPEN PLAN LIVING / DINING AND KITCHEN	10.80m x 5.16m widest points
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PARKING	
<i>Allocated space</i>	

SERVICE CHARGES	
<i>£2,550 per annum</i>	

GROUND RENT	
<i>£250 per annum</i>	

LEASE DETAILS	
<i>125 years from new, - 113 years remaining</i>	

The Lindens-5 Romilly Cres, Pontcanna, CRF

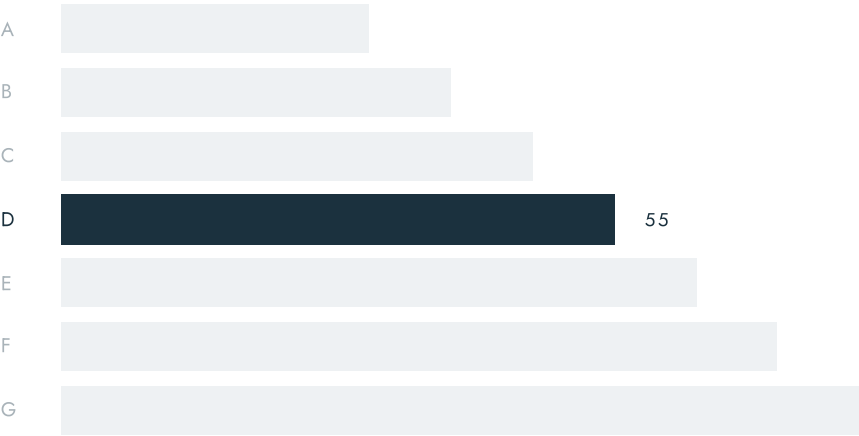
1st Floor Apartment Interior Area: 1183.61 sq ft



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.

Energy efficiency

Currently band D, with the potential to reach band D.



Rating 55 · potential 55. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	FLAT/APARTMENT
INTERNAL AREA	1,388 SQ FT
TENURE	LEASEHOLD
COUNCIL TAX	BAND G · ABOUT £3,355 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	55 · POTENTIAL 55

COME AND SEE IT

Arrange a viewing

*Our Pontcanna team can arrange a private viewing,
usually within days – call 029 2049 9680.*



Ruby Ledley

SALES VALUER

PONTCANNA BRANCH

029 2049 9680

223–225 CATHEDRAL ROAD, PONTCANNA, CARDIFF,
CF11 9PP



SCAN TO SEE WHAT'S
NEAR YOU

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 223–225 Cathedral Road, Pontcanna, Cardiff, CF11 9PP. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyyross.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU