





42 Romilly Road, CF5 1FN

£425000.00

Virtual Tour: <https://bit.ly/>

Entrance Hallway  
Enter property via front door, original tile flooring, radiator, stairs to first floor, under stair storage, doors leading to:

Reception Room 1  
Bay fronted double glazed UPVC window to fore, radiator

Reception Room 2  
Gas fireplace with tile hearth and surround, double glazed UPVC door leading to rear

Dining Room  
Gas fireplace with tile hearth and wooden surround, side aspect double glazed UPVC window, radiator, door leading to:

Kitchen  
Tile flooring, tiled walls, range of wall and base units with work surfaces over, x2 stainless steel sink drainers with hot and cold taps, freestanding gas cooker with x4 gas hob over, space for white goods to include plumbing for washing machine, x2 side aspect double glazed UPVC windows, UPVC double glazed window to rear, part obscure glass UPVC door leading to rear

First Floor Landing  
Split level, side aspect UPVC double glazed window, split level, doors leading to:

Bathroom

Tile affect flooring, bath with hot and cold mixer tap and shower attachment over, wash basin with hot and cold taps, airing cupboard with combination boiler, radiator

W/C  
Tile affect flooring, low level W/C with push button flush, wash basin with hot and cold taps over, tile splash back, single radiator

Bedroom 1  
Bay fronted double glazed UPVC window to fore, single double glazed window to fore, original fireplace feature with wooden surround, radiator

Bedroom 2  
Fireplace with stone hearth, built in wardrobe space, double glazed UPVC window to rear

Bathroom 2  
Tiled walls, three-piece suite, bath with hot ad cold taps and electric shower over, low level WC with dual push button flush, wash basin with hot and cold taps, side aspect obscure glass double glazed picture window, radiator

Second Floor Landing  
Split level, front aspect picture window, stairs, doors leading to:

Bedroom 3  
Fireplace feature, double glazed UPVC windows to rear, radiator

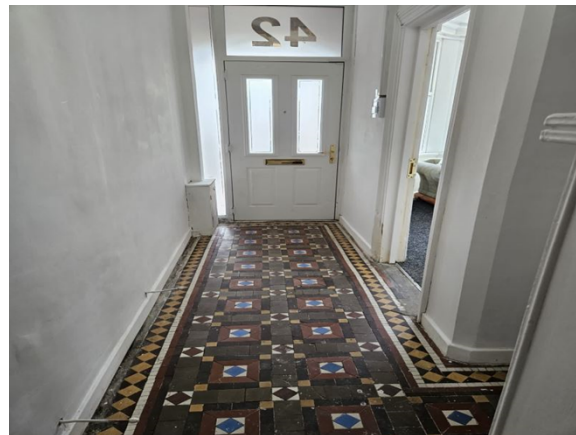
Bedroom 4  
Fireplace feature, double glazed UPVC window to fore,





This spacious end of terraced Victorian townhouse is located between Pontcanna and Llandaff; large and set over 3 floors, it is a blank canvas with period features - a real find!

Situated in a fantastic location between Thompson's and Victoria park, this family sized home offers three reception rooms, four bedrooms, two bathrooms and a low maintenance courtyard style rear garden. In need of some love and attention, but offering circa 144 square meters of accommodation, this could be the perfect property if you're looking to create your dream home.





Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	79
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



## General Information

**Fixtures & Fittings:** All fixtures and fittings are expressly excluded from the sale unless specifically mentioned herein.

**Tenure:** Freehold

**Viewing:** By appointment only through Fortis

**Agent's Notes:** While we endeavour to make our sales details accurate and reliable, please contact the office for clarification on any point.

None of the statements contained in the particulars of this property is to be relied on as statement of fact.

Photographs are used to illustrate the style of property and do not imply that any items shown are included within the sale price.



2a Fairwater Green, Fairwater, Cardiff, CF5 3BA  
t: 02920 561 111  
e: Cardiff@fortis.homesnewport@fortis.homes

[www.fortis.homes](http://www.fortis.homes)