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Romilly Crescent, Pontcanna. Cardiff. CF11 9NR

OFFERS OVER £395,000 Freehold

Beautifully refurbished Victorian home on sought-after Romilly Crescent, Pontcanna. Offering three bedrooms, two modern bathrooms, stylish interiors, private garden, front patio, additional storage, permit parking. Perfectly placed for local amenities, green spaces and Cardiff city centre.

SCAN ME



Set on the sought-after Romilly Crescent, this beautifully presented Victorian home offers an appealing combination of period character, contemporary design and a wonderfully connected Pontcanna location.

Originally built in around 1860, the property has been thoughtfully and comprehensively refurbished by award-winning developer Portabella, completed in 2015.

The result is a stylish and welcoming home that retains the charm and proportions of its period origins while providing the comfort and finish expected of modern living.

Romilly Crescent is ideally placed within one of Cardiff's most established and sought-after residential neighbourhoods. Pontcanna is renowned for its leafy streets, handsome period architecture, independent cafés, restaurants, shops and relaxed community atmosphere.

Pontcanna Fields, Thompson Park, Sophia Gardens and the River Taff provide an abundance of opportunities for walking, cycling and outdoor recreation. Sophia Gardens is also home to a range of sporting facilities, including Glamorgan Cricket and the Sport Wales National Centre.

For everyday amenities, Pontcanna, Canton and nearby Cathedral Road offer a varied selection of independent cafés, bakeries, restaurants, bars and local businesses. The neighbourhood's combination of green open spaces and a thriving independent food and drink scene has helped establish its reputation as one of Cardiff's distinctive city-village communities.

Despite its peaceful residential character, the property is conveniently positioned for access to Cardiff city centre and beyond. Cardiff city centre is approximately a 10–15 minute walk from Pontcanna, with Cardiff Central railway station around a 20-minute walk to Visit Cardiff. Ninian Park and Cathays stations are also accessible from the area.

Local bus services provide connections between Pontcanna, Canton and the wider Cardiff area, with routes including the 24 and 25 serving the neighbourhood. Road connections are also convenient, with Western Avenue providing access towards the A48, A470 and wider road network.

For those who enjoy travelling by bicycle or on foot, the nearby Taff Trail provides an attractive route alongside the river, while Pontcanna's proximity to Bute Park and the city centre makes active travel particularly appealing.

Family's will also benefit as the area offers access to a variety of primary and secondary schools; with nearby options including Severn Primary School, St Mary's R.C. Primary School and Radnor Primary School.

Ysgol Gymraeg Treganna provides Welsh-medium primary education within the local area, while secondary options include Fitzalan High School and other schools across Cardiff.

The Property:

Arranged across three floors, the accommodation provides flexible living space, with three well-proportioned bedrooms complemented by useful additional storage rooms.

Two recently refurbished bathrooms add further convenience, while the fully modernised interior creates a home that is ready to move straight into.

The property benefits from a particularly attractive position within the terrace, with the larger side of the house positioned towards the rear. This helps to keep the principal rooms pleasantly sheltered from the road, creating a sense of privacy and tranquillity.

To the front, traditional sash windows enhance the period appearance, while all windows have been double glazed for improved comfort and efficiency.

Outside, offers a spacious front patio which provides an attractive approach to the house, while the private enclosed rear garden offers a peaceful outdoor snug.

With its paved terrace and enclosed setting, the garden is well suited to relaxed outdoor dining, entertaining or simply enjoying the surrounding greenery.

Permit parking is available, adding an important practical advantage in this popular and established residential setting.

This is a home that successfully brings together the best of both worlds: the elegance and architectural character of a Victorian Cardiff terrace with the finish, practicality and comfort of a carefully modernised contemporary home.

From its traditional sash windows and period proportions to its recently refurbished bathrooms, modern interior and private garden, every element has been designed to provide an inviting and versatile home.

Its position on Romilly Crescent further enhances the appeal, placing an established period property within easy reach of Pontcanna and Canton's independent amenities, extensive green spaces and the centre of Cardiff.

For buyers seeking a characterful home in one of Cardiff's most desirable neighbourhoods, this is an opportunity to enjoy a refined Pontcanna lifestyle in a property that is ready to make your own.

Secure your off market viewing today with Olivia Louise Estate Agents Ltd via email or calling the branch

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ADDITIONAL INFORMATION:

Buyers are required to pay a non-refundable AML administration fee of £30 inc vat, per buyer after their offer is accepted to proceed with the sale.

Entrance Hallway

The property is welcomed by a spacious and inviting entrance hallway, featuring attractive laminate wood-effect flooring and providing access to the principal rooms. A carpeted staircase rises to the first floor, with useful understairs storage incorporating a concealed shoe rack, together with a separate laundry cupboard. A wall-mounted radiator completes the space.

Lounge

4.60m x 3.46m (181' 1" x 136' 3")

A bright and inviting reception room, continuing the attractive wood-effect flooring from the entrance hall. French doors open directly onto the private rear snug garden, creating a lovely connection between the indoor and outdoor spaces and allowing plenty of natural light into the room. An additional double-glazed side window further enhances the sense of light and space.

Kitchen Diner

4.61m x 2.52m (181' 6" x 99' 3")

A bright and contemporary kitchen diner with double-glazed windows overlooking the rear of the property, fitted with practical blinds. The modern kitchen is complemented by integrated appliances, a dedicated wine fridge, an inset sink and drainer with mixer tap, and attractive wood-effect flooring. Ample space for a dining table, creating a sociable and practical area for everyday living and entertaining. Recessed spotlights provide a clean and modern finish.

Primary

4.60m x 3.46m (181' 1" x 136' 3")

A spacious and well-proportioned double bedroom enjoying a pleasant front aspect. Double-glazed windows fitted with blinds provide an abundance of natural light, while the soft carpeting creates a warm and comfortable feel.

Bathroom

The refurbished bathroom has been finished to a contemporary standard, featuring a modern panelled bath with mixer tap and overhead shower, complemented by partially tiled walls. A stylish wash hand basin and WC are provided, with laminate wood-effect flooring and a heated towel rail adding both practicality and comfort. Recessed spotlights complete the clean and modern finish.

Second Bedroom

4.60m x 2.52m (181' 1" x 99' 3")

A second generous double bedroom, offering a comfortable and versatile space with a peaceful rear aspect. Double-glazed windows with fitted blinds allow plenty of natural light into the room, complemented by soft carpeted flooring.

Third Bedroom

4.61m x 3.46m (181' 6" x 136' 3")

A generous and well-proportioned third bedroom, enjoying plenty of natural light from the Velux window. Soft carpeted flooring creates a warm and comfortable feel, complemented by recessed spotlights and a radiator. A versatile room offering excellent potential as a bedroom, guest room or home office.

Storage Room

A versatile additional room offering valuable flexibility and storage. Ideal for use as a home study, hobby space or simply as generous additional storage, providing useful extra accommodation to suit a variety of needs.

Shower Room

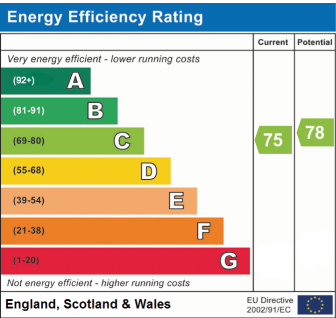
A beautifully appointed, refurbished shower room finished in a modern style. The room features a generous family-sized overhead shower, WC and wall-mounted wash hand basin, complemented by attractive wood-effect flooring and partly tiled walls. A Velux window provides natural light, while the heated towel rail adds a touch of comfort and luxury.

Outside Space

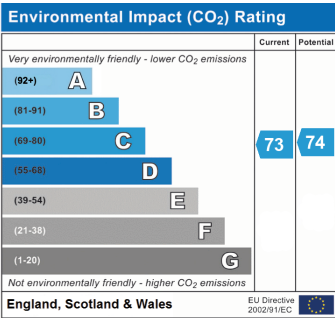
The property enjoys a spacious south-facing front garden, thoughtfully screened by mature hedging and fencing to create a private and peaceful outdoor setting. A patio area provides the perfect space for relaxing, entertaining or enjoying al fresco dining hearing the world go by. To the rear, a charming additional snug area offers a versatile retreat, ideal for enjoying quieter moments, reading or creating a dedicated outdoor space.







Address: Cardiff, CF11



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.