

02920 575 631
sales@olivia-louise.co.uk

Fields Court, Greenfield Avenue. Canton. CF11 9QF



2 Bedrooms



Allocated Parking



No Chain



Combines the convenience of city
living with green space and charm

**COMING
SOON**

Register your interest with the Branch today:

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Fields Court Greenfield Avenue, Canton. Cardiff. CF11 9QF

FROM £210,000 Leasehold

SCAN ME

Coming soon in sought-after Canton. A two-bedroom flat with private entrance, parking and communal garden. Vacant with no onward chain, offering an exciting opportunity close to Pontcanna and Cardiff city centre.



COMING SOON

A Well presented Two Bedroom Home with Allocated Parking, Private Entrance and Garden

They say when selling property “location is everything” and this gorgeous property is one not to disappoint on that factor!

Tucked away on the ever-popular Romilly Crescent, this two-bedroom flat offers an exciting opportunity to secure a home in one of Cardiff's most sought-after neighbourhoods of Canton, right on the doorstep of Pontcanna.

With its own private front door, parking and access to a communal garden, the property offers a combination of features that are increasingly difficult to find in such a desirable city location.

Best of all, the property is being sold with no onward chain, making this an appealing proposition for those looking for a straightforward move.

Behind its own private entrance, the property provides well-proportioned accommodation comprising a welcoming living room, separate kitchen, two bedrooms and a bathroom.

The layout offers an excellent foundation for a new owner to make the property their own, whether that means creating a stylish city home, a convenient base for work or an attractive investment.

The private front door gives the apartment a house-like feel, while the inclusion of parking adds genuine practicality to everyday city living.

Outside, residents also benefit from a communal garden, which was purchased in 2024.

Few areas of Cardiff offer quite the same combination of character, community and convenience as Canton.

Step outside and you'll find a neighbourhood renowned for its independent cafés, restaurants, bakeries, bars and local shops, alongside leafy streets and an unmistakable village-style atmosphere.

Whether it's a morning coffee, a relaxed weekend brunch, a run, dinner with friends the best of Canton is close at hand.

The neighbouring Pontcanna area adds even more choice, with an eclectic mix of independent businesses, opportunities for a walk through the nearby green spaces, everyday amenities and places to eat and socialise.

And when you want the energy of the city centre, Cardiff's central amenities are within easy reach.

This property truly offers City living, without giving up green space...

One of the great attractions of this part of Cardiff is the amount of open space surrounding it. Thompsons Park, Pontcanna Fields, Llandaff Fields and Sophia Gardens are all nearby, providing plenty of opportunity for walking, running, cycling or simply escaping the pace of city life.

It's a location that gives you the best of both worlds; green space and neighbourhood charm, with the city on your doorstep.

Well Connected...

For commuters and city professionals, the location is particularly appealing.

There are numerous local bus routes providing convenient connections across Cardiff, while Cardiff Central Station offers wider rail connections for journeys across South Wales and beyond.

Whether you're heading into the city centre, travelling for work or exploring further afield, getting around is refreshingly straightforward.

A little more about the property...

Set within a sought-after pocket of Canton, this well-positioned two-bedroom apartment combines the convenience of city living with some particularly appealing features; including its own private entrance, dedicated parking and access to a communal garden.

The accommodation comprises a living room, kitchen, two bedrooms and bathroom, with the property offered to the market with vacant possession and no onward chain.

Tenure & Outgoings

Tenure: Leasehold

Lease remaining: Approximately 97 years

Service charge: £50 per annum

Ground insurance: £250 per annum

Ground rent: To be confirmed, if applicable

Management company: Woodville

The above information is provided in good faith for guidance only and should be verified by the purchaser and their legal representative as part of the conveyancing process.

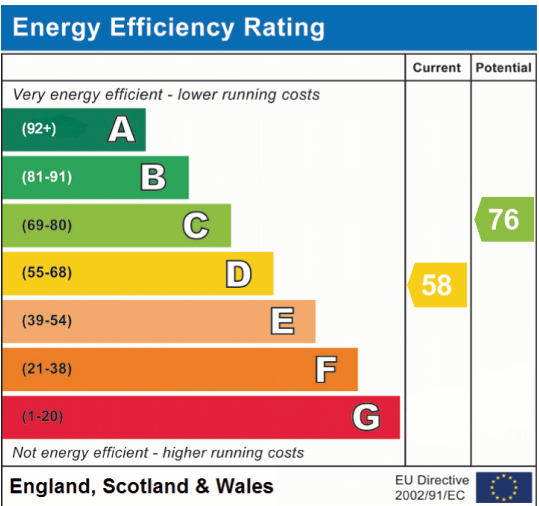
COMING SOON via OFF-MARKET VIEWINGS

This property is not yet officially on the open market; and so we're currently offering the opportunity for interested buyers to arrange an early, off-market viewing ahead of the property's formal launch.

If you're looking for a two-bedroom home in Canton, with parking, outdoor space and no onward chain, this is one to put on your list.

Reach out to the Olivia Louise Sales Team to arrange your private viewing today.

Early appointments are available now.



Address: Canton, 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/fixtures 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.