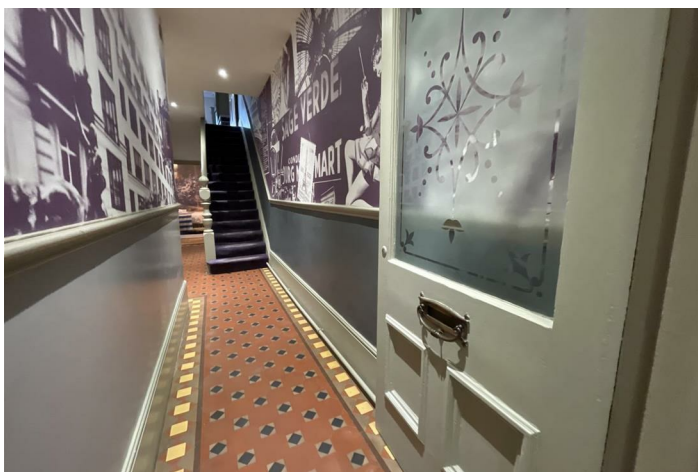


FREEHOLD



House - Terraced (EPC Rating: D)

**7 ROMILLY CRESCENT, PONTCANNA,
CARDIFF, CF11 9NP**

Offers Over

£525,000



4 Bedroom House - Terraced located in Cardiff

Maison are proud to offer a fantastic opportunity for an owner-operator or an investor. This incredibly well-presented property comprises of a ground floor shop premises and a 4 bedroom, triplex apartment with a balcony and garden.

A characterful four-bedroom apartment is in the popular area of Pontcanna near the Millennium Stadium and 10 to 15 minutes walk from the centre. The accommodation would be perfect for serviced accommodation and or as a family home. The residential property is currently being run as a very successful serviced accommodation over many years as well as regular pop ups in the commercial space on the ground floor. Please enquire as to historic income figures.



Council Tax Band
D
Energy Performance Graph

Call us on
0292 009 0700
post@maison.wales
www.maison.wales

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.