

02920 204 555

Homes House

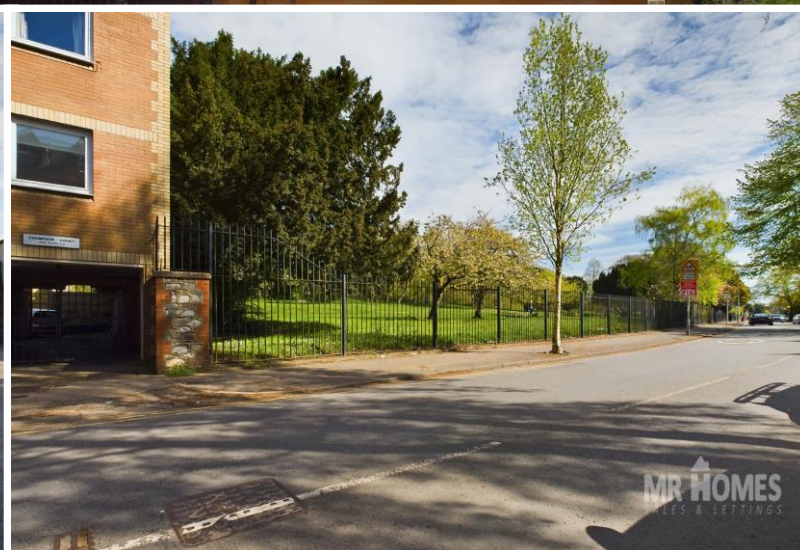
253 Cowbridge Road West,

Cardiff, CF5 5TD

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**MR HOMES**  
SALES & LETTINGS



Parkside Court  
Romilly Road, Canton,  
Cardiff CF5 1FB

Guide Price £189,950 to £199,950  
Leasehold = 983 Years Remaining

# Parkside Court, Romilly Road Canton, Cardiff, CF5 1FB

## Overview

- MODERN 2-BED APARTMENT with PARK VIEWS (GATED DEVELOPMENT)
- OVERLOOKS THOMPSONS PARK
- 2x DOUBLE BEDROOMS
- SPACIOUS LOUNGE/DINER
- MODERN FITTED KITCHEN with LARGE SERVING HATCH
- MODERN BATHROOM SUITE
- uPVC D/G WINDOWS & GAS C/H with VISSMANN VITODENS 050 COMBI-BOILER
- ALLOCATED PARKING SPACE (2x VISITORS SPACES)
- COMMUNAL GARDEN AREA TO REAR
- LONG LEASE – 983 Years Remaining



**AN IMMACULATE 2-BEDROOM 2nd FLOOR APARTMENT with VIEWS OVERLOOKING THOMPSONS PARK**

**YOU CAN MOVE STRAIGHT IN AS THE DECOR IS CONTEMPORARY THROUGHOUT THIS DEVELOPMENT IS REMOTE GATED and has an ALLOCATED PARKING SPACE EPC RATING = C.**

**THE APARTMENT HAS A VERY LONG LEASE OVER 983 YEARS REMAINING.**

**MR HOMES** are pleased to Offer **FOR SALE** this 2-Bed 2nd Floor Apartment. Immerse yourself in the comfort and charm of this tastefully appointed Two-Bedroom, 2nd Floor Apartment. Boasting 452.08 square feet of living space, this dwelling optimally utilizes every inch, offering a serene start and end to your day. The spacious Lounge/Diner overlooks Thompsons Park, providing the perfect backdrop for relaxation or entertainment. The 1st bedroom, with a fitted wardrobe for ample storage, offers scenic views of Thompsons Park, the property also features a 2nd Bedroom with fitted wardrobe that can be used flexibly according to your needs as an Office or 2nd Reception Room. A stylish and practical bathroom, complete with bath, adds to the functionality of the home. The kitchen, equipped with a Gas Stove, has a service hatch for easy accessibility and coordination with the Dining Area, The Kitchen also has Plumbing for a Washing Machine & Space for a Tall Fridge-Freezer. This property offers a unique blend of comfort, convenience, and sophistication, making it an ideal choice for modern city living.

**EPC Rating = C.**  
**Council Tax Band = C.**

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

**FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...**



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### Approach

Gated Entrance with Remote Swing Gate giving access to the Building & Car Park

### Communal Entrance with Security Door

### Entrance Hallway

12' 11" x 2' 9" (3.93m x 0.84m)

### Lounge / Diner with Views of Thompsons Park

14' 4" x 9' 6" (4.37m x 2.89m)

### Kitchen

8' 6" x 6' 8" (2.59m x 2.03m)

### Bedroom 1 with Fitted Wardrobe & Views of Thompsons Park

10' 3" x 8' 9" (3.12m x 2.66m)

### Bedroom 2 with Fitted Wardrobe

8' 8" x 8' 2" (2.64m x 2.49m)

### Bathroom Suite

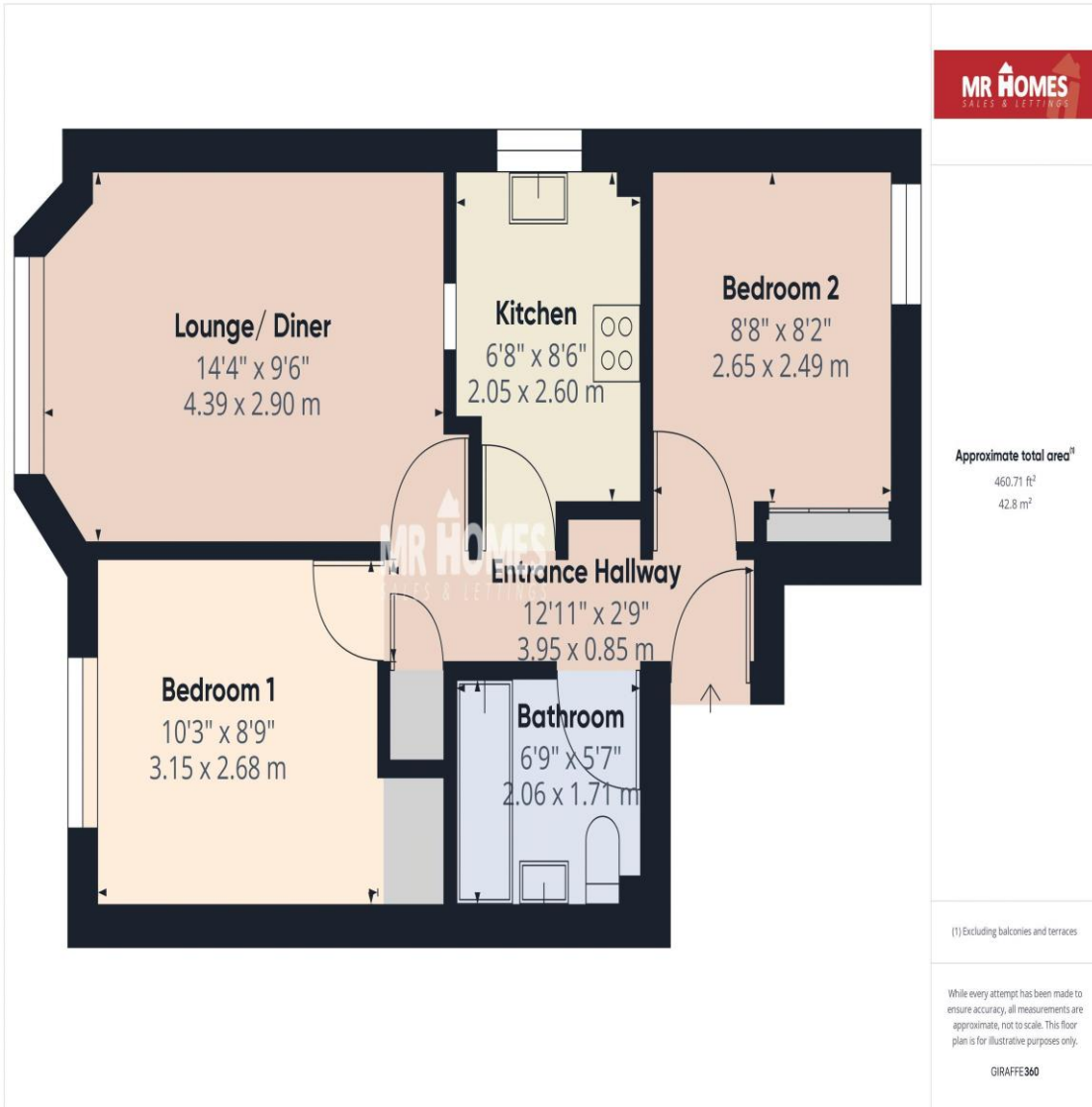
6' 9" x 5' 7" (2.06m x 1.70m)

### Communal Garden Area to Rear

### Allocated Parking Space & 2x Visitor Spaces



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



## CARDIFF WEST

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