



**Shirley Road, Roath Park Cardiff CF23 5HN**

**welcome to**

## **Shirley Road, Roath Park Cardiff**

NO CHAIN! A THREE BEDROOM GROUND FLOOR FLAT set in the popular location of ROATH PARK within walking distance of local amenities and easy access to local schools, bus routes and shops. This property is minutes walk of Roath Park lake and also the Recreation ground.

### **Communal Entrance**

Original tiled porch with intercom and wooden front door into:

### **Communal Hallway**

Access to flat via internal door.

### **Internal Hallway**

Access to:

### **Kitchen**

12' 3" x 10' ( 3.73m x 3.05m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine and fridge/freezer, vinyl flooring, radiator, alarm, tiled splashback, double glazed windows to side and rear aspect and double door to rear.

### **Lounge/ Dining Area**

20' 8" Max x 12' Max ( 6.30m Max x 3.66m Max )

Double glazed skylights, original fireplace, radiator and double glazed sliding doors providing access to rear.

### **Bedroom One**

15' 8" Max into bay x 10' 9" Max plus alcove ( 4.78m Max into bay x 3.28m Max plus alcove )

Double glazed bay window to front aspect, laminate flooring, radiator and original wood panelling.

### **Bedroom Two**

15' 8" Max into bay x 12' 5" Max into alcove ( 4.78m Max into bay x 3.78m Max into alcove )

Double glazed bay window to front aspect, radiator, laminate flooring and original wood panelling.

### **Bedroom Three**

13' 1" x 10' 1" ( 3.99m x 3.07m )

Double glazed window to rear aspect, laminate flooring, radiator and fitted cupboard.

### **Bathroom**

Fitted with a three piece suite comprising electric shower over bath, WC, wash hand basin and double glazed windows to side and rear aspect.

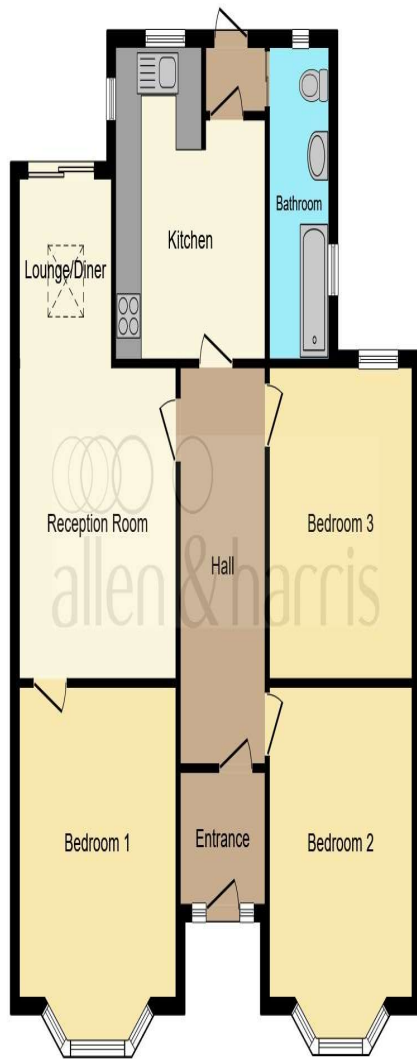
### **Outside**

#### **Shared Garden**

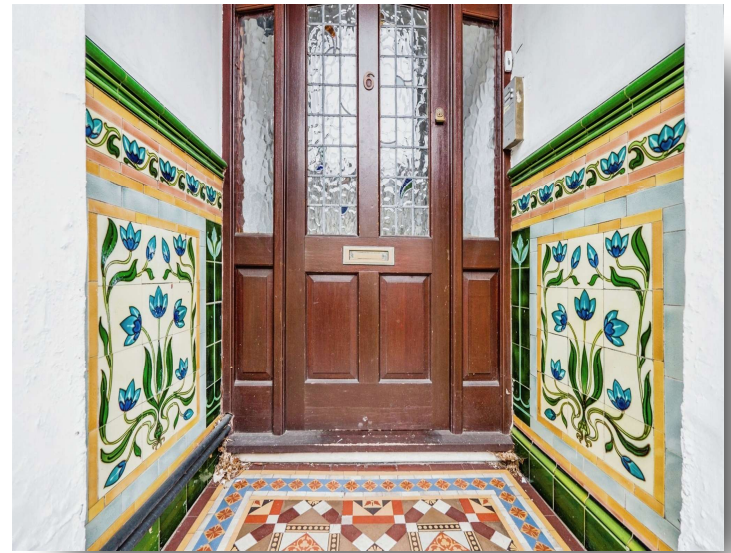
Tiered and gated rear lane access. Garage not included.

#### **Leasehold Information**

The property is currently freehold, however, the vendor has advised that a lease will be set up on completion. Freehold interest available for purchase.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## **Shirley Road, Roath Park Cardiff**

- Council Tax Band - D
- Ground Floor Flat
- Three Bedrooms
- Lounge/ Dining Area
- Fitted Kitchen
- Bathroom
- Shared Garden

Tenure: Freehold EPC Rating: D

**£275,000**



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