



**Shelley Walk, Roath Cardiff CF24 3DX**

**welcome to**

## **Shelley Walk, Roath Cardiff**

Exciting Opportunity in Roath! Presenting a charming three-bedroom end-terraced home in the prime location of Roath, offering convenience with a short stroll to Cardiff City Centre. This property is offered with no chain and internal viewing si recommended!

### **Ground Floor**

#### **Entrance**

Double glazed front door into:

#### **Hallway**

Stairs rising to first floor, laminate flooring, radiator and access to:

#### **Downstairs Wc**

Fitted with a two piece suite comprising WC, wash hand basin in vanity unit and double glazed window to side aspect.

#### **Lounge**

15' x 10' 5" ( 4.57m x 3.17m )

Double glazed window to front aspect, laminate flooring, radiator and access to:

#### **Dining Room**

13' 3" x 8' 11" ( 4.04m x 2.72m )

Double glazed door providing access to rear, laminate flooring, radiator and access to:

#### **Kitchen**

13' 4" x 5' 9" ( 4.06m x 1.75m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, cooker hood , space for washing machine, integrated fridge/freezer, spotlights, radiator and double glazed window to rear aspect.

### **First Floor**

#### **Landing**

Loft hatch, built in walk in wardrobe, storage cupboard housing combi boiler and doors providing access to:

#### **Bedroom One**

9' 11" x 8' 9" ( 3.02m x 2.67m )

Double glazed window to front aspect, radiator and built in wardrobes.

#### **Bedroom Two**

14' 11" x 8' 8" ( 4.55m x 2.64m )

Double glazed window to rear aspect, radiator and built in wardrobes.

#### **Bedroom Three**

7' 11" x 6' 2" ( 2.41m x 1.88m )

Double glazed window to front aspect, radiator and built in storage over stairs.

#### **Bathroom**

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin in vanity unit, vinyl flooring, extractor fan, pvc clad walls, spotlights and double glazed window to rear aspect.

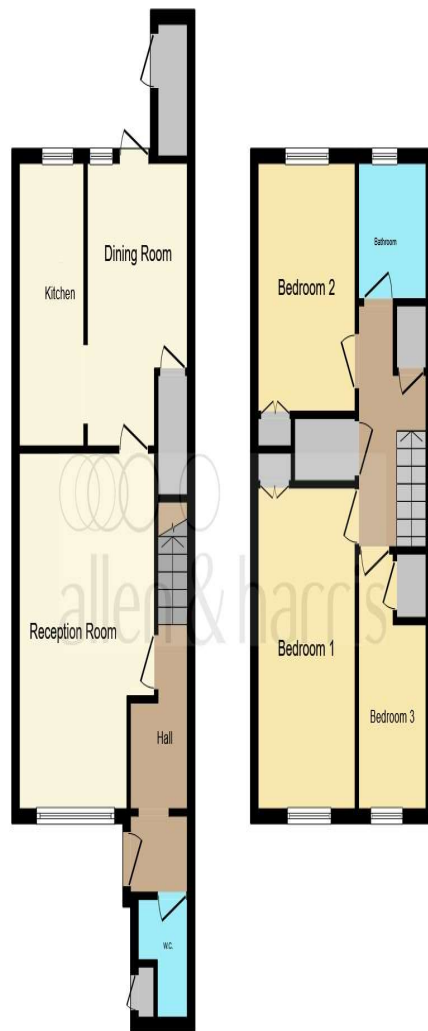
### **Outside**

#### **Front Garden**

Access via pedestrian public path, area laid to lawn, built in storage cupboard and path leading to front entrance.

#### **Rear Garden**

Warp around with lawn, patio area and brick built outhouse with newly fitted flat roof.



**Ground Floor**

**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





**welcome to**  
**Shelley Walk,**  
**Roath Cardiff**

- End Terraced Home
- Three Bedrooms
- Lounge and Dining Room
- Fitted Kitchen and Downstairs WC
- First Floor Bathroom
- Front Garden
- Wrap Around Rear Garden

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

**£280,000**



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