



Hern and Crabtree

£550,000 Freehold

Shirley Road | Cardiff | CF23 5HN

Hern &
Crabtree

Hern and Crabtree are pleased to present this stunning period property. Brilliantly located in Roath, close to Roath park and lake, local amenities and walking distance to the University Hospital of Wales. There are bus links on the road to the City center which is also within walking distance or a short drive.

The beautifully presented and generous accommodation briefly comprises a lower level with store room and home office with access to the rear garden. To the ground floor is an entrance hall, living room, dining room, kitchen breakfast room, lobby, shower room/ laundry room. To the first floor there are three bedrooms, a fourth bedroom with en suite shower room and family bathroom. To the second floor is the fifth bedroom. The property also benefits from an enclosed rear garden. Viewings of this amazing property are a must and can be arranged via our Heath branch.



Entrance Hall

Single glazed, etched glass wooden door into hallway with window over. Period tiled flooring, stairs to the first floor. Period egg and dart corning. Traditional newel post, radiator.

Living Room 15'4 x 12'4

Double glazed wood sash bay window to the front, ceiling rose, coved ceiling, picture rail. Cast iron fireplace with mantelpiece and marble surround. Radiator, exposed wood flooring.

Dining Room 10'5 x 12'9

Double glazed french doors to the garden, period cast iron fireplace, radiator. Stripped wooden flooring, coved ceiling, ceiling rose. Picture rail.

Kitchen Breakfast Room 15'9 x 11'10 max

Single glazed traditional wood sash windows to the side aspect. Base units with a granite worktop over. Twin Belfast sink, space for a gas range cooker. Built-in cupboards. Integrated 'Bosch' dishwasher, space for fridge freezer, further units. Stripped wood floor, vertical radiator. Door to hallway with feature stained glass window.

Lobby

Stairs down to lower level, door to shower room.

Shower Room / Laundry 11'0 x 8'3

Double glazed window to the side,

double glazed window to the rear. Built-in sliding storage cupboard with space for laundry facilities, plumbing for washing machine and space for a double stacked tumble dryer. Further storage into recess. Wash basin, radiator, WC, heated towel rail. Double shower quadrant with plumbed shower and glass screen. Part tile walls, tiled floor.

Lower Level

Stairs from the lobby, single glazed window to the rear providing natural light. Double glazed window to the side, gas combination boiler, tiled floor.

WC

WC, wash hand basin, double obscure glazed window to the rear.

Office 11'3 max x 10'1

Door leading to the rear garden, radiator, door to store room.

Store Room 10'10 x 14'8

Natural light double glazed window, tiled floor, radiator.

First Floor

Stairs rise up from the entrance hall with traditional wooden handrail and spindles. Stripped wooden staircase with a central carpet runner.



Landing

Banister, radiator, stripped flooring, stairs rising up to bedroom five. Recess for potential desk area. Doors to:

Bedroom One 16'8 x 15'1

Double glazed wood sash bay and a half windows to the front. Cast iron feature fireplace, alcoves for wardrobes and shelving. Stripped wooden flooring. Radiator, coved ceiling, picture rail.

Bedroom Two 12'11 x 10'6 max

Double glazed window to the rear, radiator, cast iron feature fireplace, coved ceiling.

Bedroom Three 8'0 x 8'4

Double glazed window to the side. Feature cast iron fireplace, radiator, stripped flooring.

Bedroom Four 11'10 x 8'10

Double glazed window to the rear, radiator, stripped wooden floor. Doorway to en suite shower.

Shower Room

Skylight window, WC, wash basin, tiled walls. Slate tiled flooring, heated towel rail. Shower quadrant within recess with plumbed shower and glass sliding door.

Bathroom 8'3 x 8'9

Double obscure glazed window to the side, bath with shower off the mixer,

glass screen. Wash hand basin, vanity unit, WC. Heated towel rail, vertical radiator, tiled floor.

Second Floor

Stairs from the first floor landing.

Bedroom Five 14'0 x 16'2

Skylight windows to the front and rear, storage into recess. Floor to ceiling height 8'6 max.

Front

Forecourt garden.

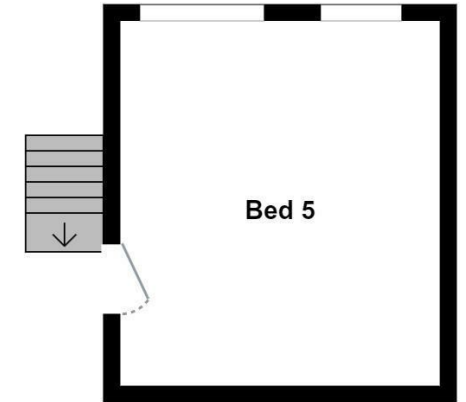
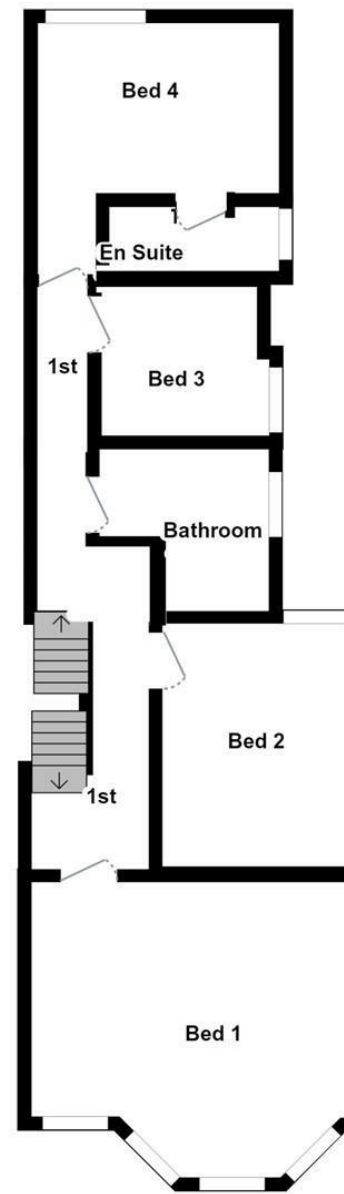
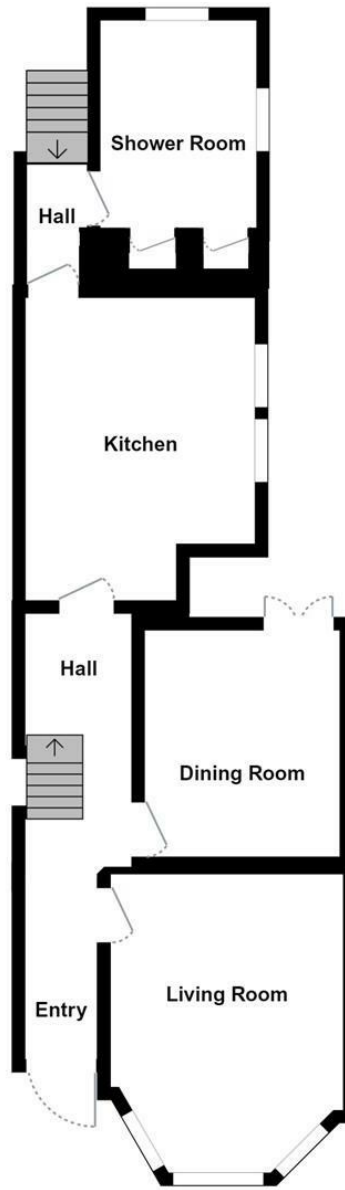
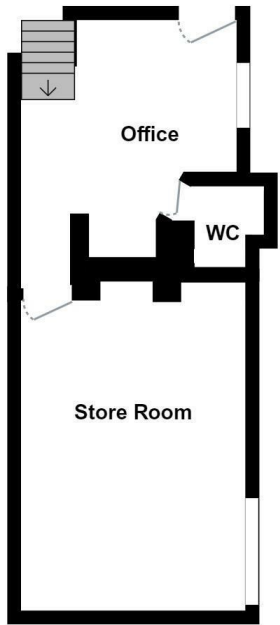
Rear Garden

Accessed via the office and dining room. Landscaped rear garden with stone patio, mature shrubs, trees and flower borders. Gate to the rear lane.

Additional Information

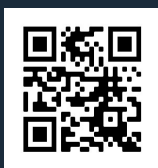
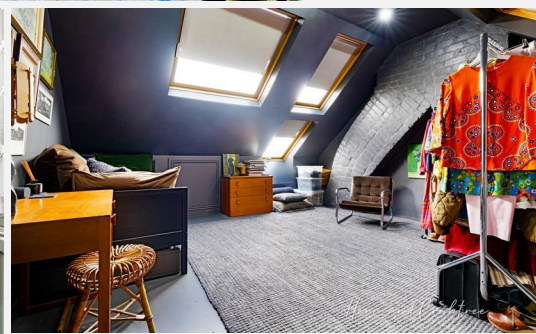
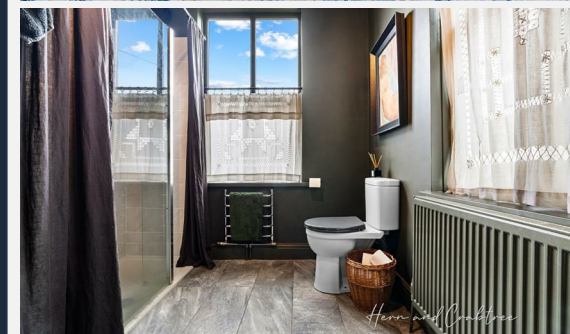
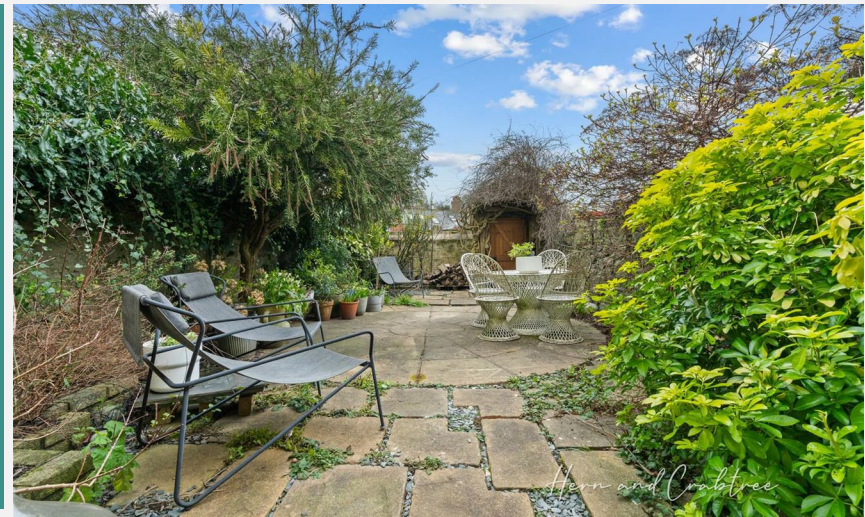
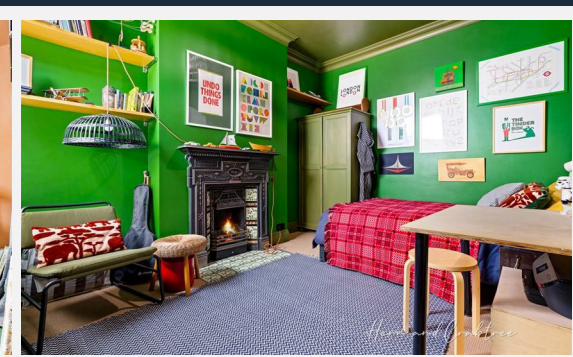
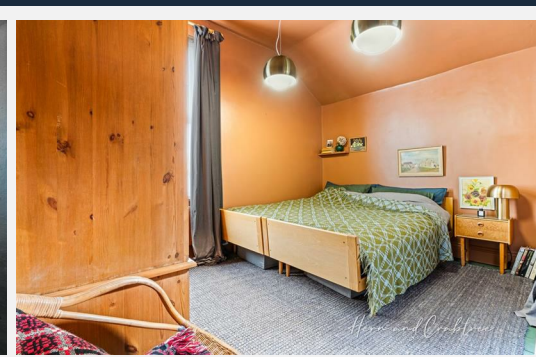
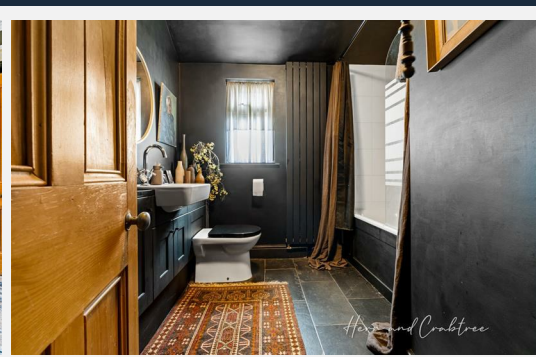
We have been advised by the vendor that the property is Freehold. EPC - D Council Tax Band -





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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