



£240,000 Share of Freehold

Shirley Road | Cardiff | CF23 5HL

Hern
Crabtree

This beautiful multi-level apartment is brilliantly located on Shirley Road in Roath and is offered to the market with no onward chain. With Roath park and lake close by, the University Hospital of Wales within walking distance and being close to local amenities and eateries on Wellfield Road this is a fantastic area. For convenience there are bus links on the Road for easy access to the City center which is also walking distance or a short drive.

The stylish accommodation briefly comprises an entrance hall, open plan kitchen living area with integrated sound system and a bathroom to the ground floor. The primary bedroom with en suite is on the first floor and there is a further bedroom on the second floor. There is underfloor heating throughout the property. One of the stand out features of the property is its own off street parking space and there is also an enclosed courtyard garden. Don't miss out on this great property, contact us today to arrange your viewing.



Entrance Hall

Entered via a wood front door with obscure glazed stained glass, stairs to the first floor, wooden flooring.

Open plan Kitchen Living Room 23'5 x 10'11

Double glazed patio door out to the garden. Kitchen area has matching wall and base units with wood worktops over and tiled splash backs. Sink and drainer, four ring electric hob, integrated oven and grill. Integrated fridge freezer, integrated brand new dishwasher. Storage under the stairs with space and plumbing for a washing machine. Living area with built-in cupboards, wooden floors,

double obscure glazed window to the side. Integrated Sonos sound system.

Bathroom 7'4 x 4'9

Double obscure glazed window to the front. WC, wash basin, bath with an integrated shower. Tiled walls, tiled floor.

First Floor

Stairs from the entrance hall.

Landing

Storage cupboard housing the water heater. Stairs to the second floor.

Bedroom One 11'0 x 12'0 max

Single glazed windows to the side and rear, half size built-in wardrobe.

En suite 3'5 x 6'5

Tiled walls, walk-in shower, WC, wash basin. Laminate tiled flooring.

Second Floor

Stairs from the first floor landing, storage cupboard.

Bedroom Two 7'5 x 13'6 max

Built-in wardrobe with shelving. Storage to the eaves. Two double glazed skylight windows.

External

Front

Rear

Enclosed paved rear courtyard

garden. Lane access to the side of the property leading to paved parking area and flat entrance.

Additional Information

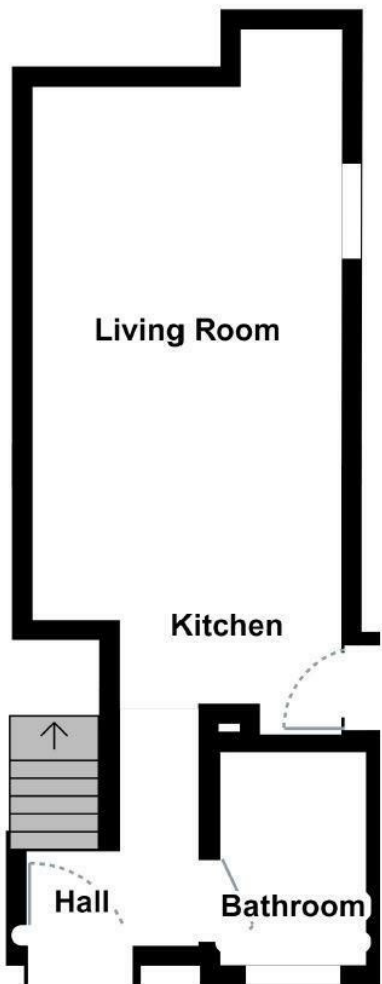
We have been advised by the vendor that the property is Share of Freehold - 120 years remaining on the lease. EPC - C Council Tax band - D These details will need to be verified by your legal representative. Disclaimer: The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative



review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions,

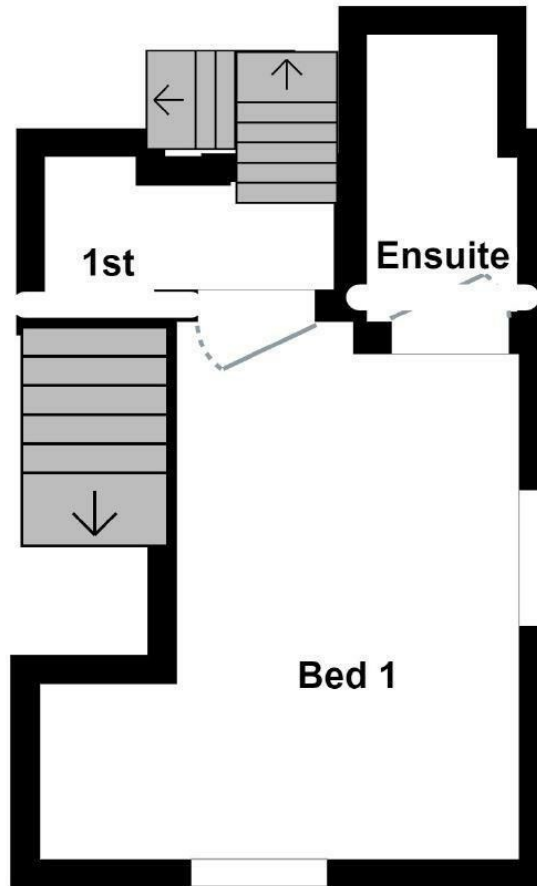
and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.





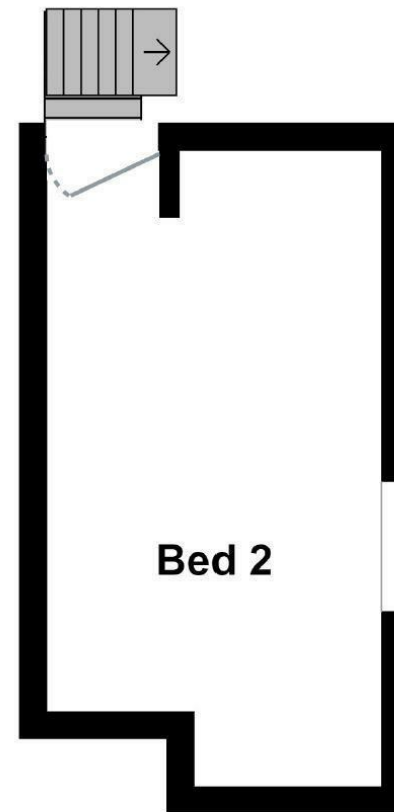
For illustration purposes only. Not to scale.

Ground Floor



For illustration purposes only. Not to scale.

First Floor

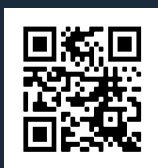
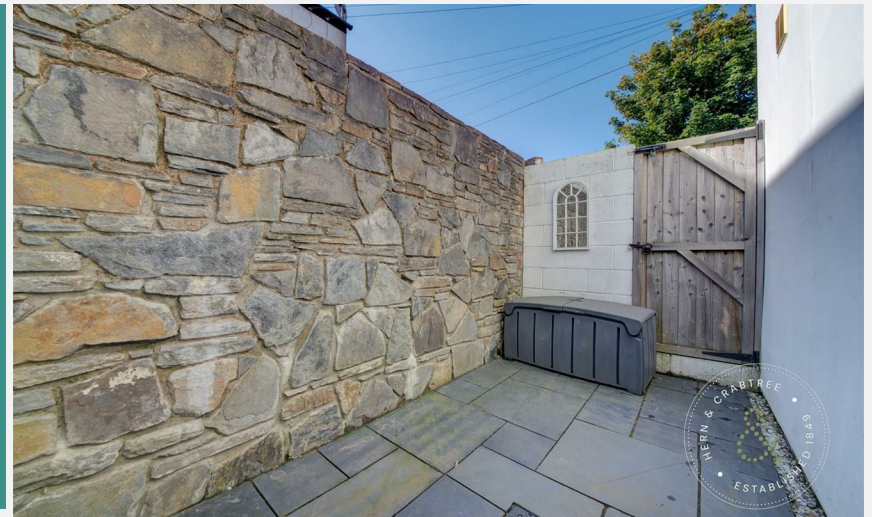
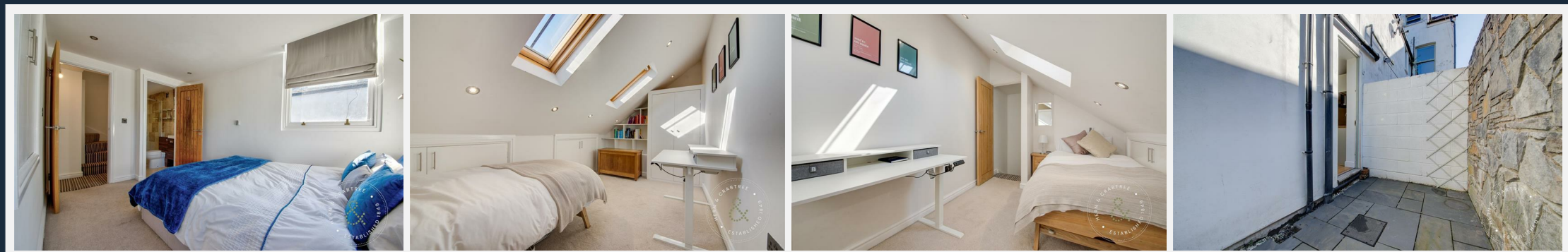


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Second Floor

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		72	72
(55-68) D			
(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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