

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



SHIRLEY ROAD  
ROATH






- HALL
- LOUNGE
- SITTING ROOM/ BEDROOM
- BREAKFAST ROOM
- KITCHEN
- LANDING
- FRONT BEDROOM
- MIDDLE BEDROOM
- LOFT ROOM
- BATHROOM
- WC
- REAR BEDROOM
- GARDEN
- GARAGE
- SCHOOL CATCHMENT
  - Roath Park Primary School (year 2024-25)
  - Cardiff High School (year 2024-25)
- Ysgol Y Berllan Deg (year 2024-25)
- Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)
- \*Subject to availability & change \*
- TENURE
  - Freehold, but this is to be confirmed by your solicitor
- COUNCIL TAX
  - Band - F





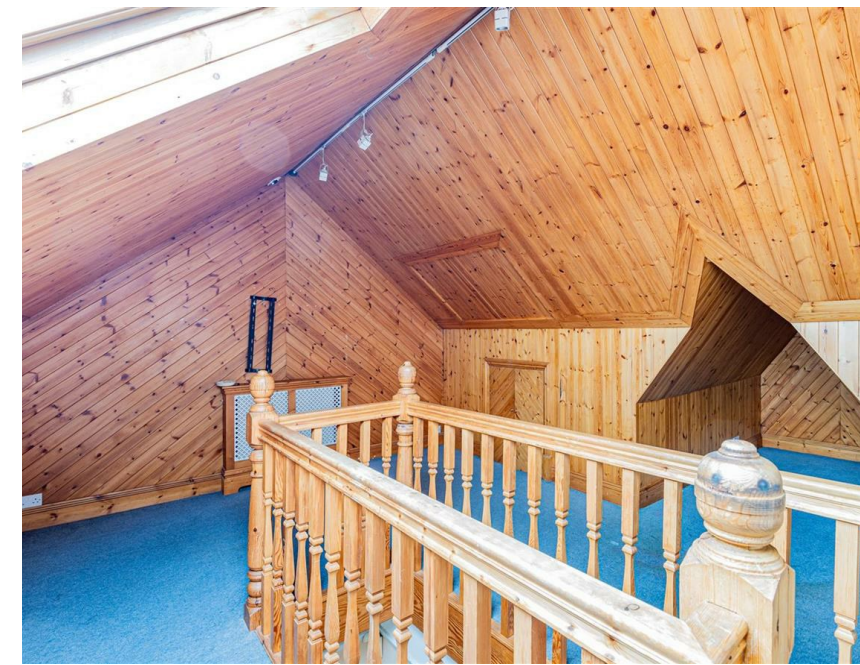
## SHIRLEY ROAD

ROATH, CF23 5HL - £475,000

 3 Bedroom(s)  1 Bathroom(s)  1852.00 sq ft

### NEW TO MARKET

We are pleased to offer for sale this impressive period house located in Roath. This imposing property has a host of original features such as tiled floor, fireplaces and striped wood floors. The accommodation offers a spacious and versatile layout, with a traditional entrance hall, front lounge, sitting room/ Bedroom, breakfast room, kitchen diner with patio sliding doors to garden. Upstairs there are three double bedroom, large bathroom, separate toilet, and great size loft room. The property also benefits from an enclosed garden and garage.. Located just off Ninian Road, you are a short walk from Roath Park, local shops and The University Hospital of Wales. You are also within fantastic school catchment, making it a great family home.



### PROPERTY SPECIALIST

Mr Ramzy Bancroft  
Ramzy@jeffreygross.co.uk  
02920 499680  
Branch manager





Shirley Road, Roath, Cardiff



All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	