

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



SHIRLEY ROAD
ROATH



HALL

LOUNGE

3.89m x 4.04m (12'9" x 13'3")

SITTING ROOM/ BREAKFAST ROOM

6.86m x 8.76m (22'6" x 28'9")

KITCHEN

3.48m x 4.01m (11'5" x 13'2")

LANDING

FRONT BEDROOM

5.54m x 3.84m (18'2" x 12'7")

MIDDLE BEDROOM

3.40m x 4.32m (11'2" x 14'2")

LOFT ROOM

BATHROOM

WC

REAR BEDROOM

3.48m x 3.99m (11'5" x 13'1")

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 - £440,000



3 Bedroom(s)



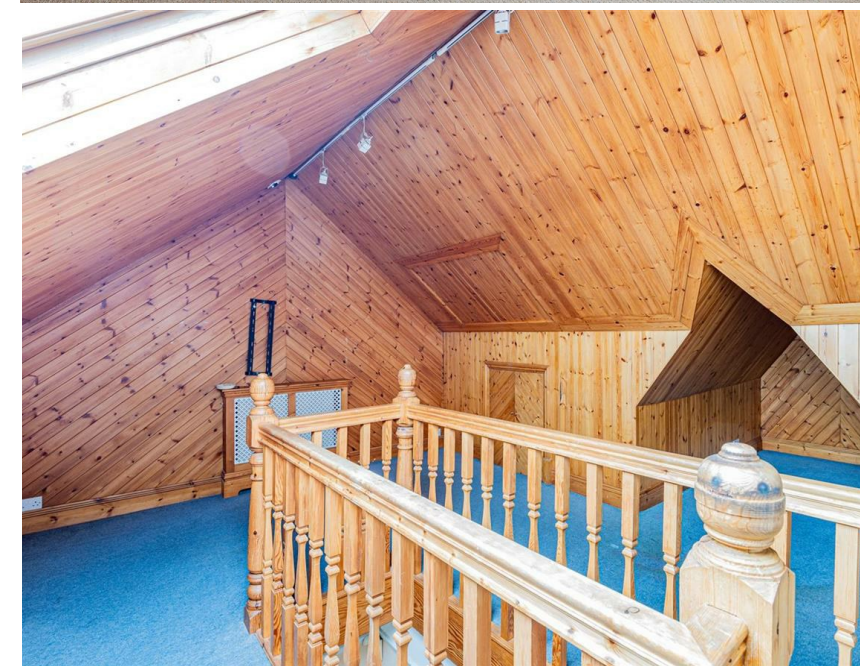
1 Bathroom(s)



1852.00 sq ft

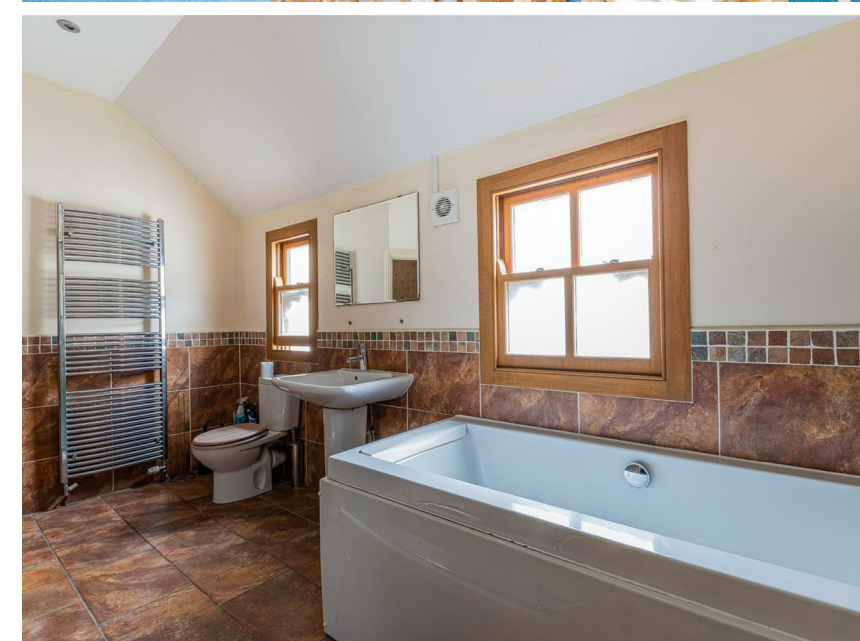
* GUIDE PRICE £440,000 - £450,000 *

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) A		
(81-91) B		
(69-80) C		
(55-68) D	63	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC