

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



SHIRLEY ROAD
ROATH PARK



HALL

LOUNGE

DINING AREA

BREAKFAST ROOM

KITCHEN

SHOWER ROOM

LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4

BATHROOM

GARDEN

TENURE

Freehold, but this is to be confirmed by your solicitor

COUNCIL TAX

Band - F

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 *





SHIRLEY ROAD

ROATH PARK, CF23 5HL - £475,000

 4 Bedroom(s)  2 Bathroom(s)  1646.00 sq ft

**** OFFERS IN EXCESS OF £475,000 ****

We are pleased to offer for sale this BEAUTIFULLY presented & spacious period family home, with a wealth of original features, set in this sought after location of ROATH PARK. Offering a lovely light entrance hall, through lounge diner, breakfast room/ rec room, stunning fitted kitchen and shower room to the ground floor. Upstairs there are four good size bedroom and modern bathroom. outside there is an enclosed , low maintenance garden with rear lane access. The property is within walking distance of local shops, Roath Park and Uni Wales Hospital , as well as within Cardiff High School & Roath Park primary being within the local catchment.



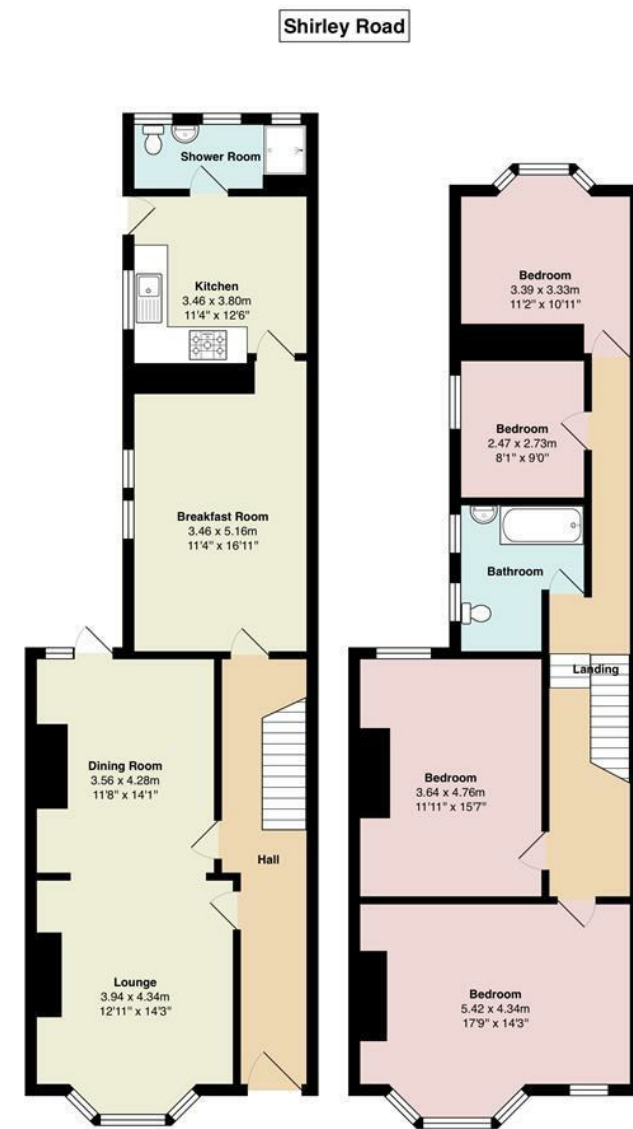
PROPERTY SPECIALIST

Mr Ramzy Bancroft
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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		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC