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CARDIFF VALE CAERPHILLY BRISTOL







*We love the house and all the character. We have loved using the rooms in different ways to suit our growing family*

Comments by Mr Ramzy Bancroft



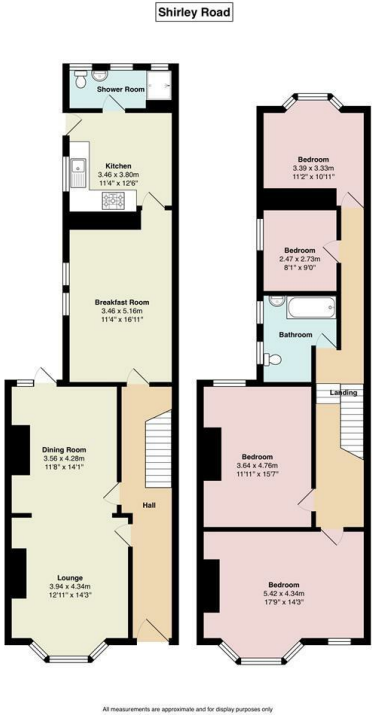
**Property Specialist**  
**Mr Ramzy Bancroft**  
Branch manager

Ramzy@jeffreycross.co.uk

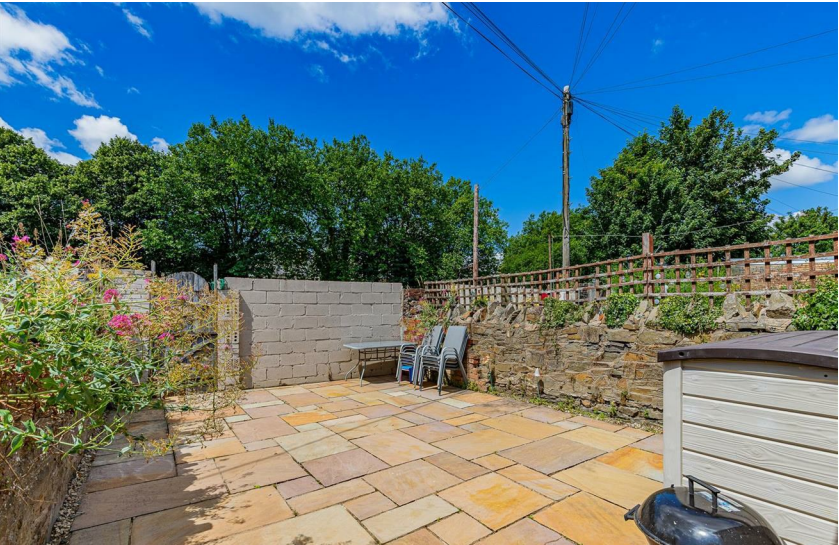


*A great size period house With full of character*

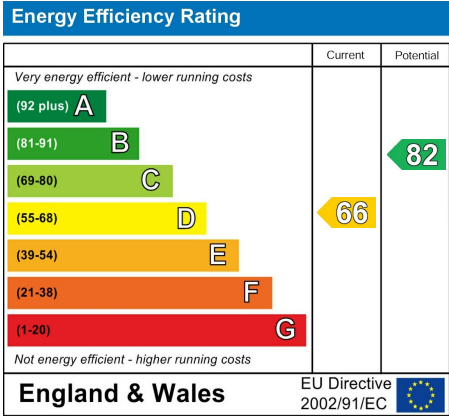
Comments by the Homeowner







Hall	Garden
Lounge	Tenure Freehold, but this is to be confirmed by your solicitor
Dining area	Council tax Band - F
Breakfast Room	School catchment Roath Park Primary School (year 2024-25) Cardiff High School (year 2024-25)
Kitchen	Ysgol Y Berllan Deg (year 2024-25) Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)
Shower room	*Subject to availability & change *
Landing	
Bedroom 1	
Bedroom 2	
Bedroom 3	
Bedroom 4	
Bathroom	



# Shirley Road

Roath Park, Cardiff, CF23 5HL

Offers Over

£465,000

4 Bedroom(s)

2 Bathroom(s)

1646.00 sq ft

Contact our

*Penylan Branch*

02920 499680

**\*\* OFFERS IN EXCESS OF £465,000 \*\***

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.





CARDIFF

VALE

CAERPHILLY

BRISTOL

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