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CARDIFF

VALE

CAERPHILLY

BRISTOL



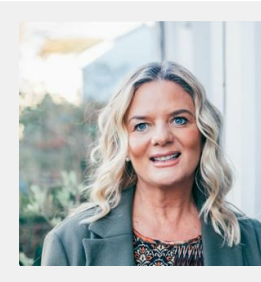
Shirley Road

ROATH



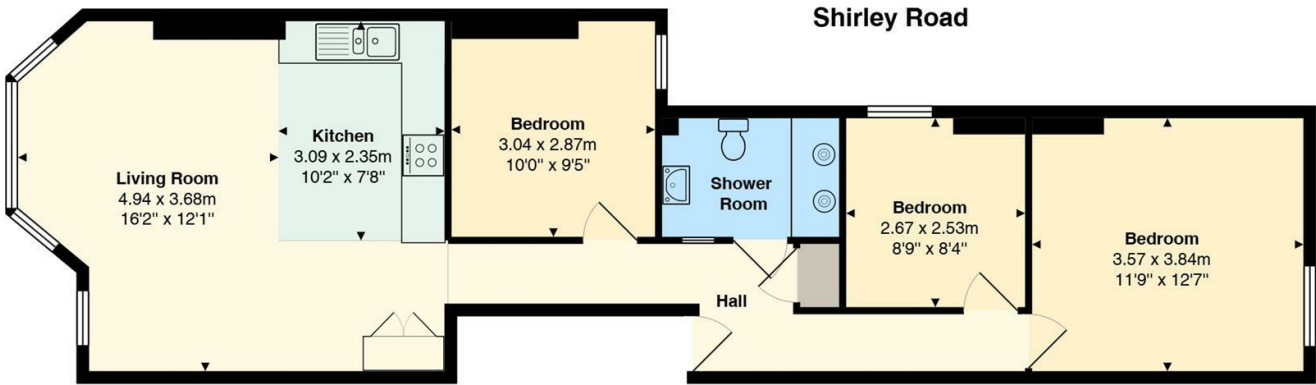
An exceptional example of a three bedroom first floor apartment in a prime location.

Comments by Mrs Amanda Trinder



Property Specialist
Mrs Amanda Trinder
Senior valuer

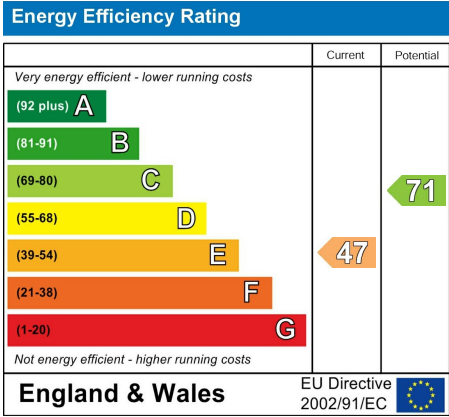
amanda@jeffreycross.co.uk



Total Area: 71.4 m² ... 769 ft²

All measurements are approximate and for display purposes only

Comments by the Homeowner



Shirley Road

Roath, Cardiff, CF23 5HN

Offers Over

£250,000



3 Bedroom(s)



1 Bathroom(s)



769.00 sq ft



Contact our
Penylan Branch
02920 499680

Offers over £250,000 Jeffrey Ross are pleased to bring to the market this exceptional three bedroom period apartment in a prime location. The property benefits from communal entrance hall, entrance hall, modern open plan kitchen / lounge / dining room with integrated appliances, modern shower room with double shower cubicle and three double bedrooms. The property has been renovated in recent years to a very high standard and is being sold ** chain free **

Situated within close proximity to local shops, parks, schools and amenities as well as Cardiff City centre. and university hospital of Wales.



Communal Entrance Hall

Entrance Hall

Lounge / Dining Room 16'2 x 12'1 (4.93m x 3.68m)

Kitchen 10'2 x 7'8 (3.10m x 2.34m)

Bedroom One 11'9 x 12'7 (3.58m x 3.84m)

Bedroom Two 10'0 x 9'5 (3.05m x 2.87m)

Bedroom Three 8'9 x 8'4 (2.67m x 2.54m)

Shower Room

Tenure

Council Tax

Band C

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 *

Service Charge

£1,000 P.A including Building Insurance

Ground Rent

£10.00 P.A

Lease

Lease term 125 years with 119 years remaining



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