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CARDIFF

VALE

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BRISTOL



Shirley Road

ROATH PARK



Comments by Mr Ramzy Bancroft



Property Specialist
Mr Ramzy Bancroft
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Shirley Road



All measurements are approximate and for display purposes only

A stunning duplex 2 bedroom apartment on the top floor of this gorgeous period property.

Comments by the Homeowner





Shirley Road

Roath Park, Cardiff, CF23 5HL

Offers Over

£260,000



2 Bedroom(s)



2 Bathroom(s)



667.00 sq ft



Contact our
Penylan Branch

02920 499680

**** OFFERS OVER £260,000 ****

A stunning top floor DUPLEX apartment for sale. Located just a stone's throw away from Roath Park Lake, as well as local shops and the University Hospital of Wales. The property is immaculately presented throughout, with bright interior, complimented by a neutral décor. Offering great accommodation over two floors, boasting an entrance hall and landing, open plan kitchen with bay window, shower room, two great size bedrooms with an en-suite Four piece bathroom. There are some lovely features such as timber double glazed sash windows, solid wood worktops and Crittal style doors, we strongly advise to view this property.





Hall

Stairs to upper floor

Open plan living kitchen

Landing

Shower room

Bedroom 1

Bedroom 2

Ensuite Bathroom

Tenure

Leasehold, with a share of the freehold, but this is to be confirmed by your solicitor

Service charge

We have been informed that the seller pays roughly £27 per month which covers communal electric & maintenance of the fire alarms. approx. £200 per year towards building insurance. *this is to be checked and confirmed by your solicitor

Council tax

Band - C

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

