

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



SHIRLEY ROAD  
ROATH PARK





#### HALL

Stairs to upper floor

#### OPEN PLAN LIVING KITCHEN

#### LANDING

#### SHOWER ROOM

#### BEDROOM 1

#### BEDROOM 2

#### ENSUITE BATHROOM

#### TENURE

Leasehold, but this is to be confirmed by your solicitor

#### GROUND RENT & SERVICE CHARGE

TBC

#### COUNCIL TAX

Band - C







## SHIRLEY ROAD

ROATH PARK, CF23 5HL - £270,000



2 Bedroom(s)

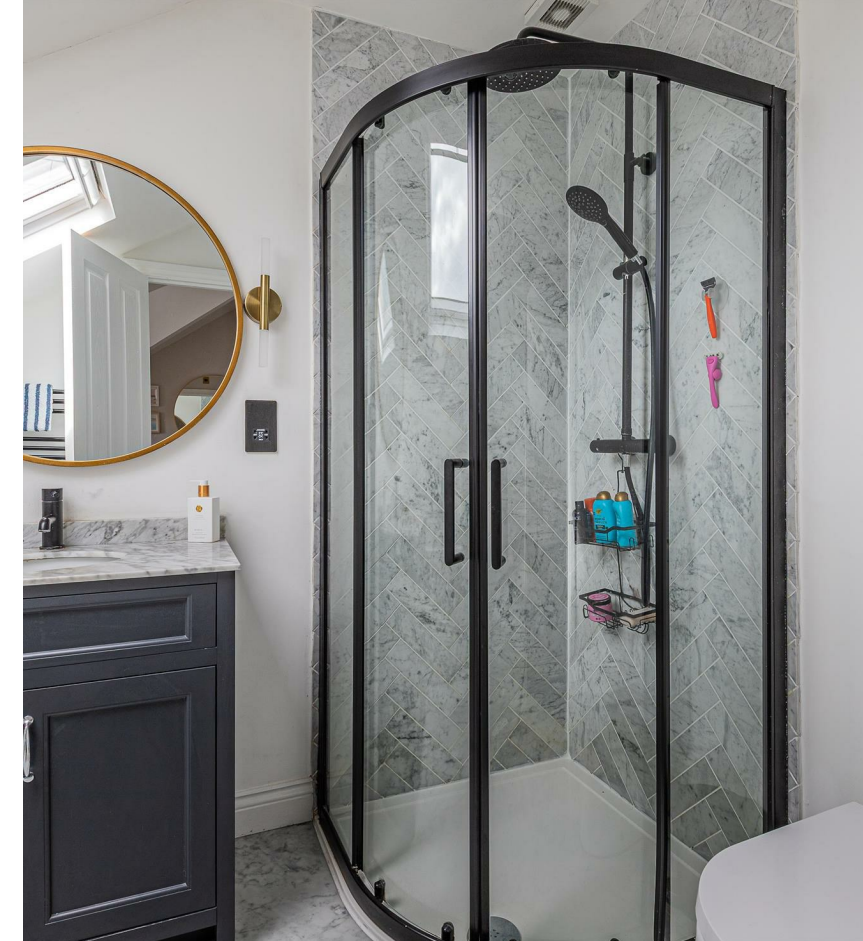


2 Bathroom(s)



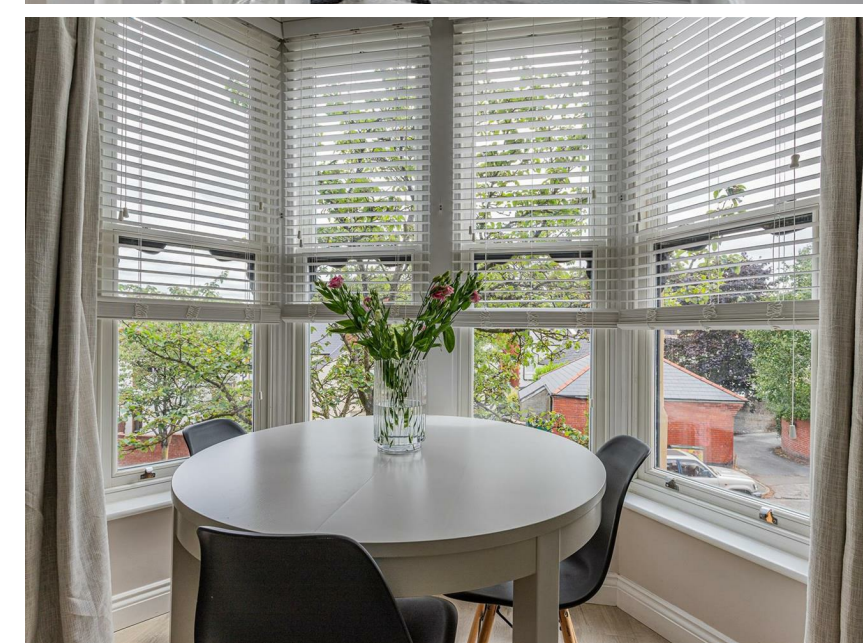
667.00 sq ft

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.

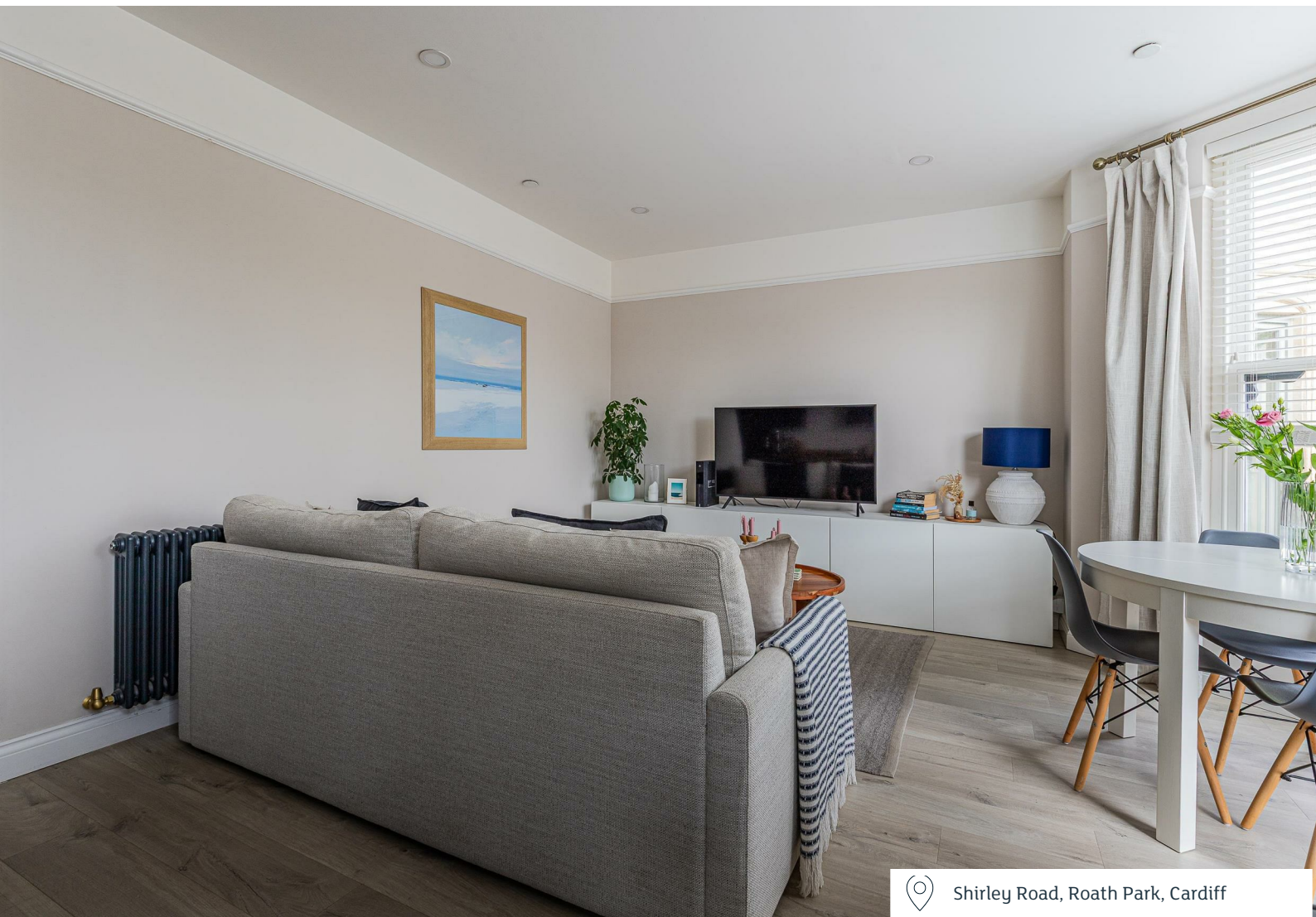
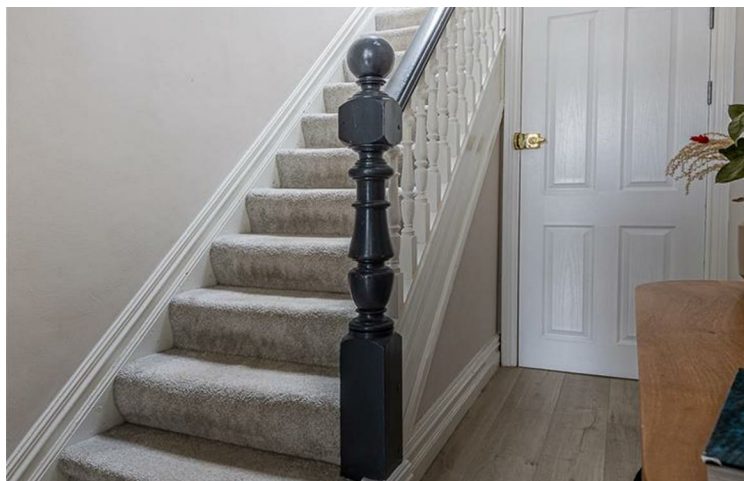


### PROPERTY SPECIALIST

Mr Ramzy Bancroft  
Ramzy@jeffreygross.co.uk  
02920 499680  
Branch manager



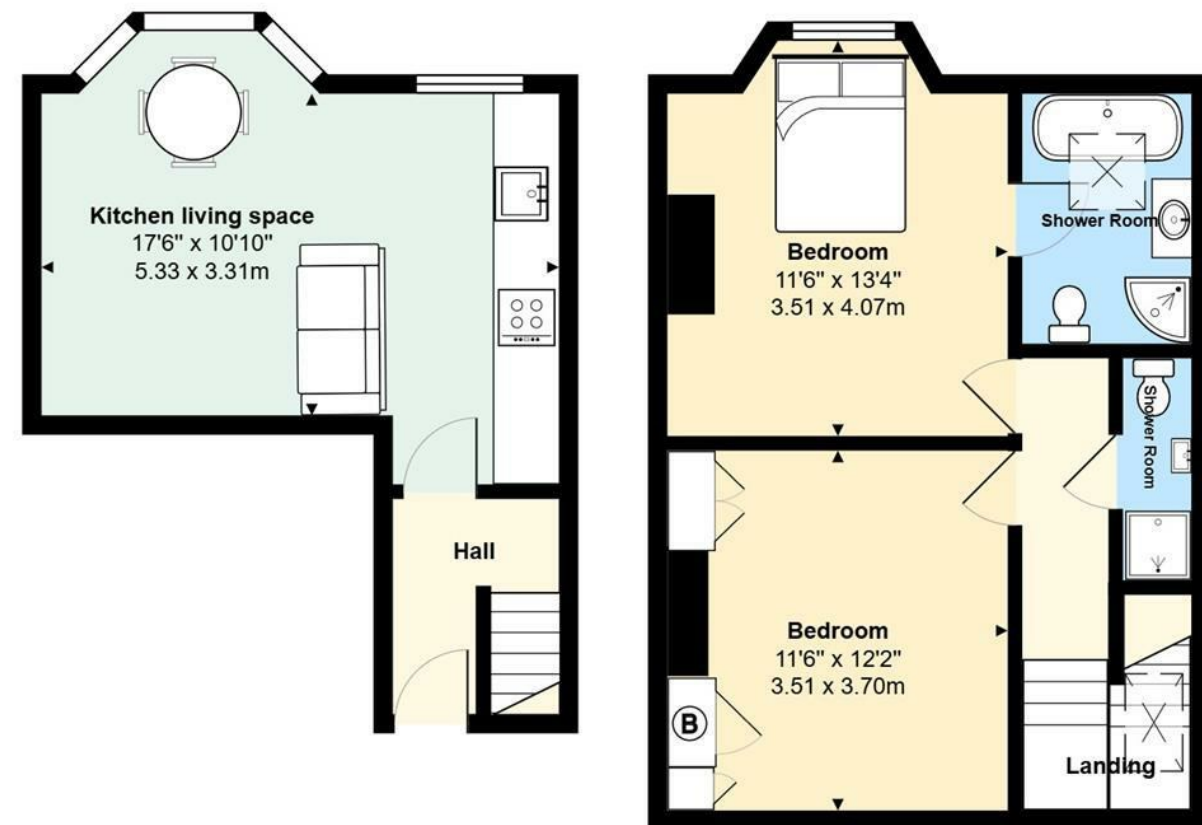




Shirley Road, Roath Park, Cardiff



## Shirley Road



All measurements are approximate and for display purposes only

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