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CARDIFF

VALE

CAERPHILLY

BRISTOL





Comments by Mr Rhys Carter



**Property Specialist**  
**Mr Rhys Carter**  
Senior valuer

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# Shirley Road, Roath Park



Total Area: 40.1 m<sup>2</sup> ... 432 ft<sup>2</sup>

All measurements are approximate and for display purposes only

*Lovely, bay-fronted apartment within walking distance of Roath Lake.*

Comments by the Homeowner





# Shirley Road

*Roath Park, Cardiff, CF23 5HL*

PCM

**£900 PCM**



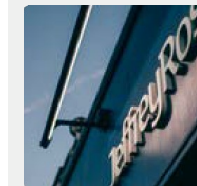
1 Bedroom(s)



1 Bathroom(s)



432.00 sq ft



Contact our  
***Penylan Branch***

02920 499680

Within walking distance of Roath Park in this stunning Victorian Villa conversion is this superb, one-bedroom, bay-fronted first-floor apartment. The accommodation briefly comprises of open plan lounge, fireplace, cream gloss fully fitted kitchen with dishwasher, large double bedroom and bathroom suite with bathtub and shower over. The landlord has nice furnished the property, throughout. Walking distance to Roath Park Lake. Must be viewed. Easy reach to hospital, Cardiff and Cardiff Met university.

GAS CENTRAL HEATING, FLOOR PLAN AVAILABLE. FURNISHED.

COUNCIL TAX BAND of C  
EPC RATING of D

AA holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



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