

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, 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





SHIRLEY ROAD

ROATH PARK, CF23 5HL - £260,000



2 Bedroom(s)



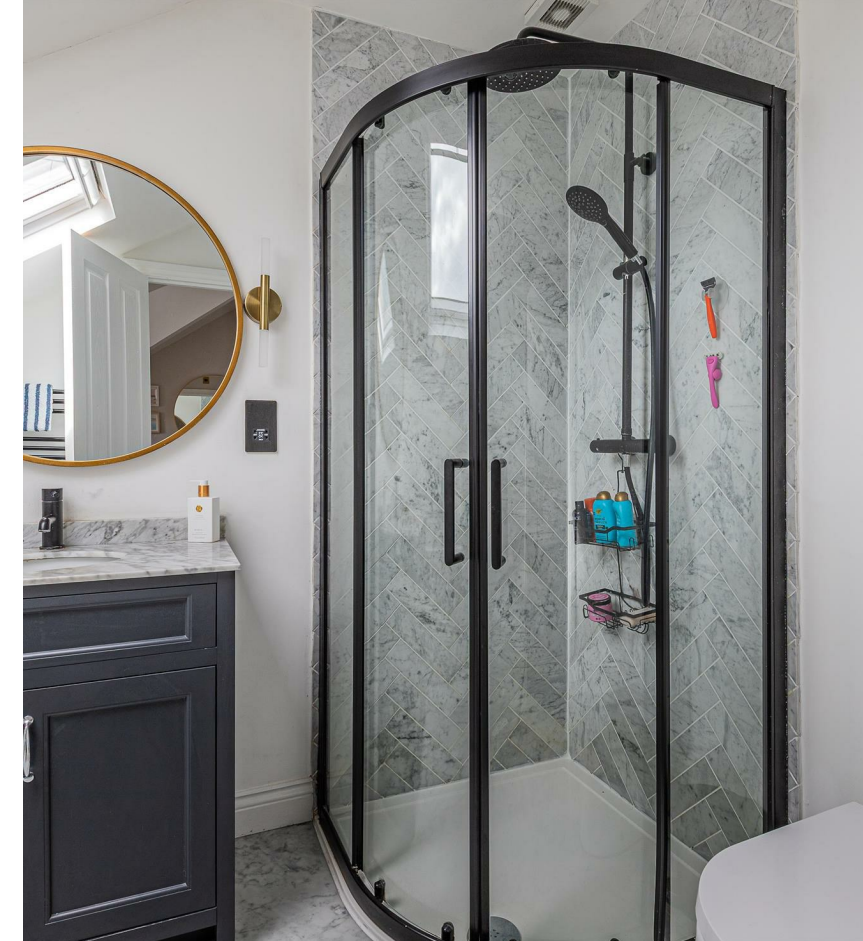
2 Bathroom(s)



667.00 sq ft

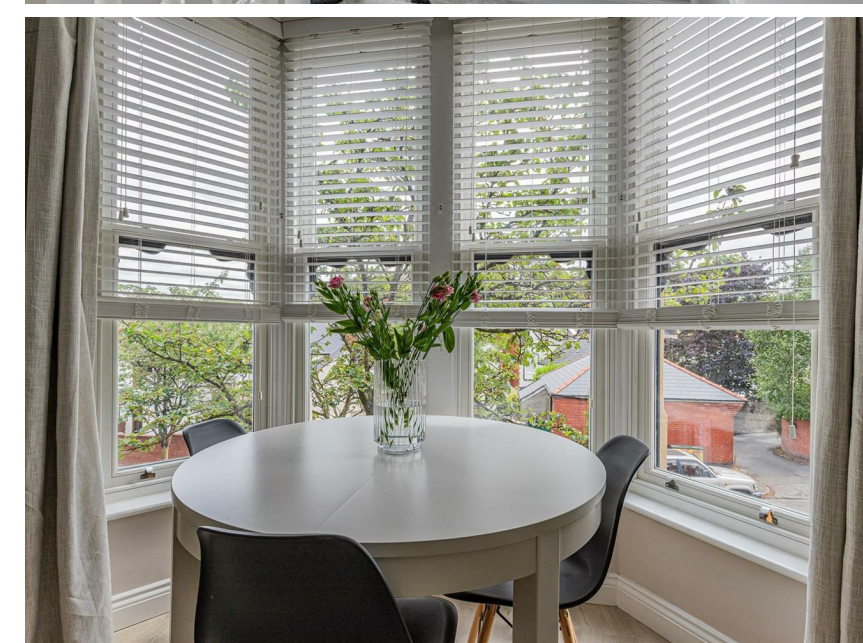
**** OFFERS OVER £260,000 ****

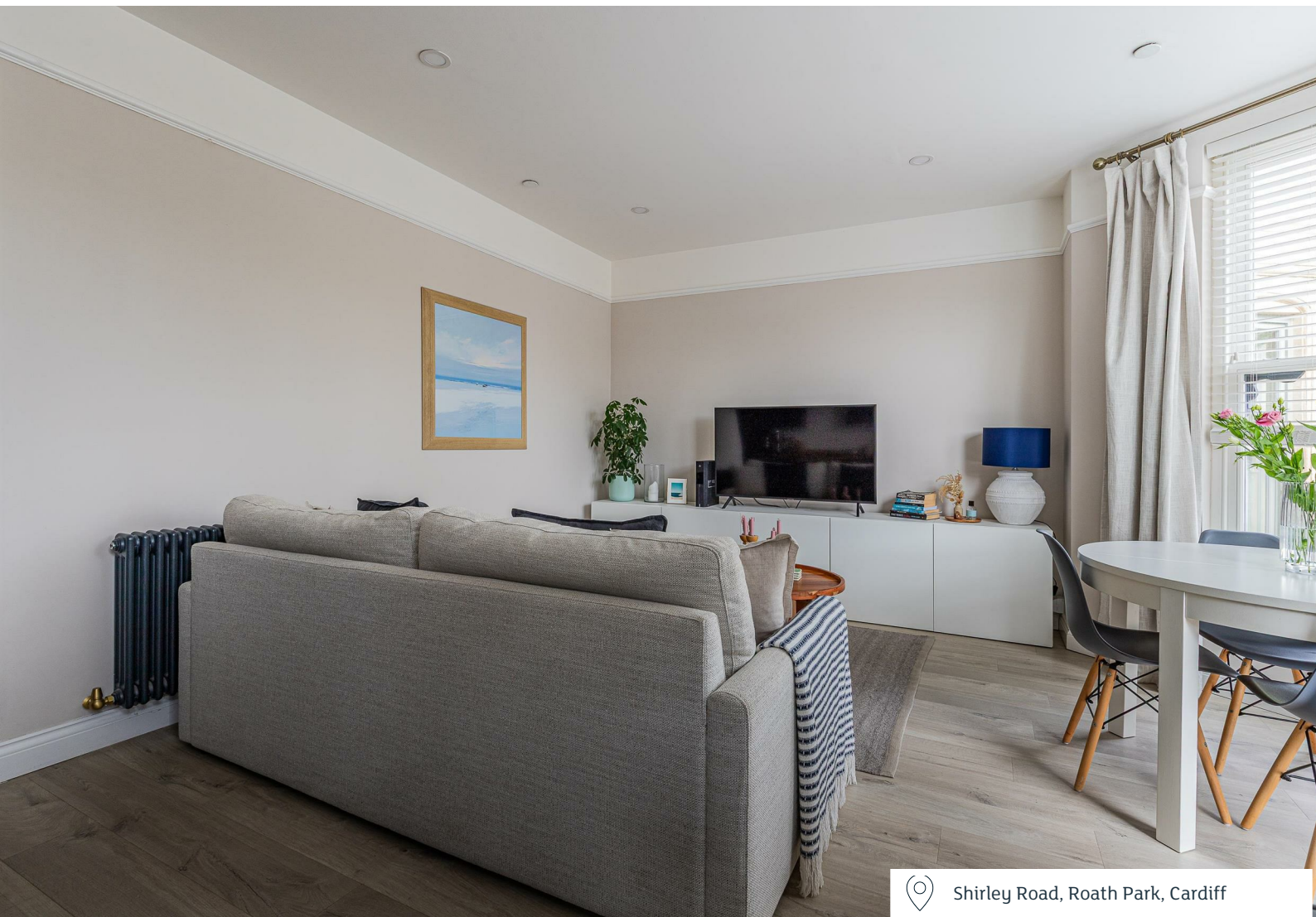
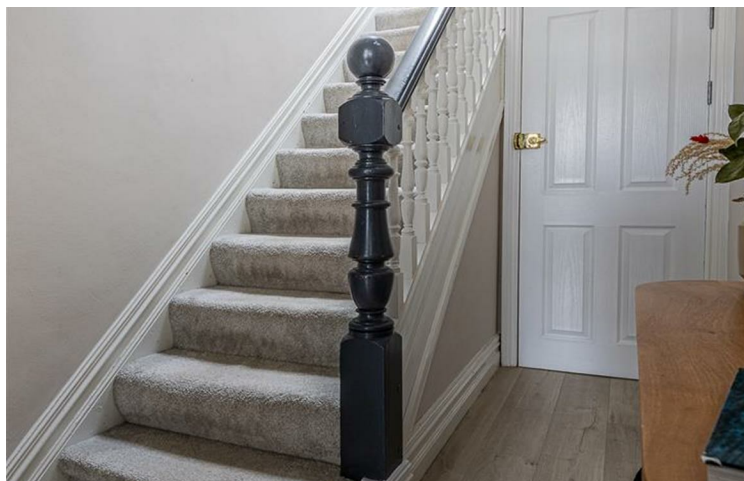
A stunning top floor DUPLEX apartment for sale. Located just a stone's throw away from Roath Park Lake, as well as local shops and the University Hospital of Wales. The property is immaculately presented throughout, with bright interior, complimented by a neutral décor. Offering great accommodation over 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.



PROPERTY SPECIALIST

Mr Ramzy Bancroft
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Branch manager

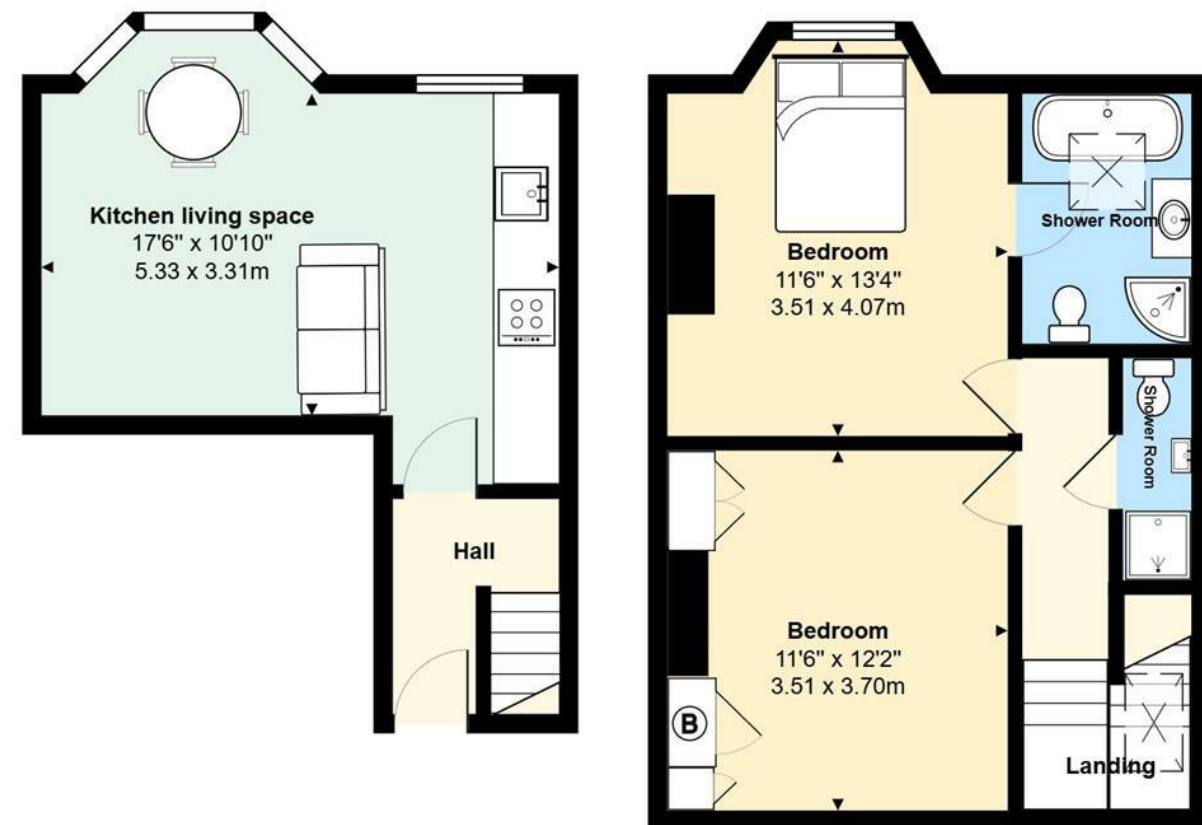




Shirley Road, Roath Park, Cardiff



Shirley Road



All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(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	