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CARDIFF VALE CAERPHILLY BRISTOL





A lovely flat in a stunning location just off Roath Park

Comments by Mr Ramzy Bancroft



Property Specialist

Mr Ramzy Bancroft

Branch manager

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We love the Large front bay window, Outside court yard
Beautiful area close to roath park and lake
Walking distance to Wellfield road, shops, cafes and bars
Short walk to city centre but with local buses directly outside
Underfloor heating in bathroom
High ceiling and large rooms

Comments by the Homeowner



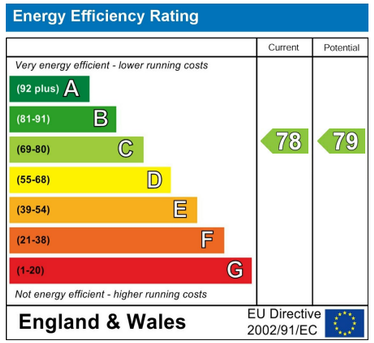
Shirley Road

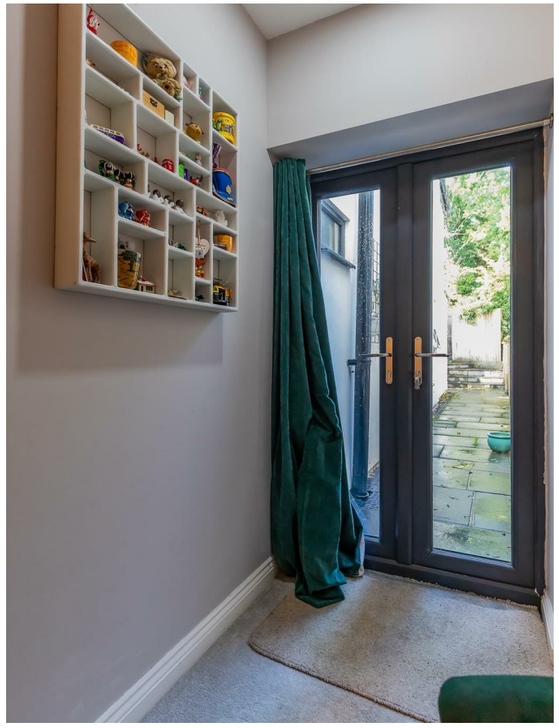


Total Area: 33.3 m² ... 359 ft²

All measurements are approximate and for display purposes only









Shirley Road

Roath Park, Cardiff, CF23 5HL

Asking Price

£200,000

1 Bedroom(s) | 1 Bathroom(s) | 366.00 sq ft



Contact our
Penylan Branch
02920 499680

We are pleased to offer for sale this well presented GROUND FLOOR apartment in the very popular Roath / Roath Park area. Set within a period house, with impressive shared entrance hall full of character. The property boasts an inner hall, shower room, open plan living area with bay window to front, fitted shaker style kitchen and double bedroom. Further offering a private courtyard to rear offering the rare feature of outside space. Located just a short walk from Roath Park, Heath Hospital, and Local high streets, as well as close proximity to Cardiff Uni and Heath Train station, making it ideal for professionals.

Entrance Hall

Living area 15'10" x 12'6" (4.84m x 3.82m)

Kitchen area

Shower room

Bedroom 11'1" x 10'9" (3.40m x 3.28m)

Court yard

Tenure

Leasehold, with a 999 year lease from 2022. Each flat owners holding equal shares of the Freehold

Service charge & Ground rent

We have been informed by the owner there is No ground rent required, with approx. £400 per year service charge which covers building insurance and communal electric

Council tax

Band - B

School Catchment

Roath Park Primary School (year 2026)
Cardiff High School (year 2026)

Ysgol Y Berllan Deg (year 2026)
Ysgol Gyfun Gymraeg Bro Edern (year 2026)

* this is subject to change & availability

