



**Shirley Road, Roath Park Cardiff CF23 5HL**

**welcome to**

## **Shirley Road, Roath Park Cardiff**

Guide Price £475,000-£485,000. Step inside this beautifully presented, wonderfully spacious traditional bay-fronted mid-terrace and discover a home overflowing with charm, original features and an inviting sense of warmth. A must-see family home that simply demands an internal viewing.

### **Ground Floor**

#### **Entrance**

Via a front door into:

#### **Hallway**

Stairs rising to first floor with built in storage underneath, original tiled flooring, dado rail and access to:

#### **Lounge**

17' 3" x 13' 2" ( 5.26m x 4.01m )

Bay window to front aspect, feature fireplace and powerpoints.

#### **Sitting Room**

12' 10" x 11' 7" ( 3.91m x 3.53m )

Feature fireplace and powerpoints.

#### **Dining Room**

15' 7" x 11' 9" ( 4.75m x 3.58m )

Window to side aspect, feature fireplace, original tiled flooring, powerpoints and access to:

#### **Sun Room / Lean-To**

8' 8" x 5' 6" ( 2.64m x 1.68m )

Freestanding shelving, radiator, spaces for washing machine and tumbledryer.

#### **Kitchen**

19' 9" x 11' 6" ( 6.02m x 3.51m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob, extractor, integrated oven and grill, space for fridge/freezer, powerpoints, window to side aspect, doors providing access to rear garden and access to:

### **Utility Room**

#### **Shower Room**

Fitted with a three piece suite comprising shower area, WC and wash hand basin.

### **First Floor**

#### **Landing**

Fitted storage cupboard, loft hatch with pull down ladder and doors providing access to:

#### **Bedroom One**

17' 10" x 17' 7" ( 5.44m x 5.36m )

Bay window to front aspect, additional window to front aspect, feature fireplace and powerpoints.

#### **Bedroom Two**

12' 10" x 11' 6" ( 3.91m x 3.51m )

Window to rear aspect, feature fireplace and powerpoint.

#### **Bedroom Three**

13' 2" x 11' 10" ( 4.01m x 3.61m )

Windows to side and rear aspect, feature fireplace and loft hatch with pull down ladder to access rear loft area

#### **Bedroom Four**

8' 9" x 7' 4" ( 2.67m x 2.24m )

Window to side aspect, feature fireplace and built in storage cupboard.

#### **Bathroom**

Fitted with a four piece suite comprising bath, shower cubicle, WC, wash hand basin, heated towel rail and window to side aspect.

### **Outside**

#### **Front Forecourt**

Mainly paved with steps rising up to front entrance.

#### **Rear Garden**

Enclosed, tiered garden with gated rear lane access.



**Ground Floor**

**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**welcome to**  
**Shirley Road,**  
**Roath Park Cardiff**

- Traditional Bay Fronted Mid Terraced Home
- Four Bedrooms
- Three Reception Rooms
- Fitted Kitchen and Sun Room
- Ground Floor Shower Room

Tenure: Freehold EPC Rating: C  
Council Tax Band: F

offers in excess of  
**£475,000**



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