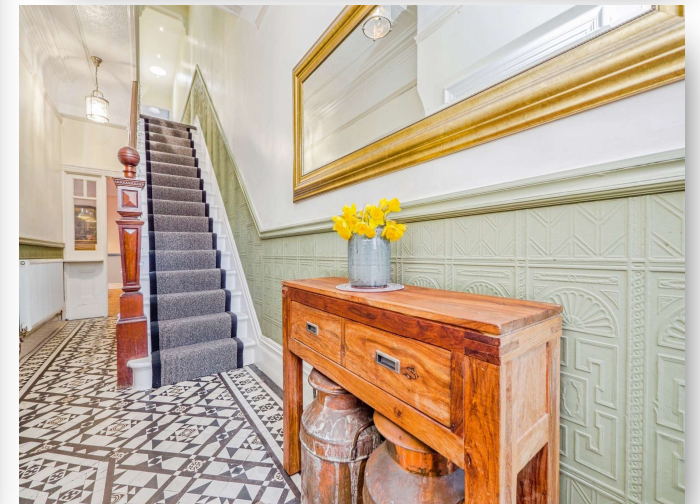




Shirley Road, Roath Park Cardiff CF23 5HL

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 tumble dryer.

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.

Agents Note

Agent Note: Please note that an AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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



view this property online allenandharris.co.uk/Property/ROA114573



Property Ref:
ROA114573 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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