



Shirley Road, Roath Park Cardiff CF23 5HL

welcome to

Shirley Road, Roath Park Cardiff

A BEAUTIFULLY presented spacious mid terraced family home, with a wealth of original features, set in this sought after location of ROATH PARK, Cardiff. The property is within walking distance of local shops, bus routes and Roath Park Lake with Cardiff High School being within the local catchment.

Ground Floor

Entrance Porch

Decorative bath stone archway, original tiled wall and access to:

Entrance

Via a double glazed wooden front door into:

Hallway

Stairs rising to first floor, radiator, original coving and access to:

Lounge Area

14' 1" Max x 12' 8" Max (4.29m Max x 3.86m Max)
Double glazed bay wooden sash with stained glass window to front aspect, original coving, original ceiling panelling, radiator, laminate flooring and open plan to:

Dining Area

13' 5" x 11' 1" Max (4.09m x 3.38m Max)
Double glazed door providing access to rear garden, original coving, radiator and laminate flooring.

Reception Room

19' 5" x 11' 2" (5.92m x 3.40m)
Two double glazed windows to side aspect, radiator, original built in cupboard housing electric meter, spotlights and laminate flooring.

Kitchen

12' 2" x 11' 1" (3.71m x 3.38m)
Fitted with a range of modern wall and base level units with complementary work surfaces over, sink and drainer unit, spaces for 'Range' cooker, washing machine, dishwasher and American fridge/freezer, wall mounted combi boiler, porcelain floor tiles, double glazed window to side aspect, double glazed door to side and access to:

Shower Room

Fitted with a modern three piece suite comprising shower cubicle with electric shower, low level WC, wash hand basin inset into vanity unit, porcelain floor tiles and two double glazed windows to rear aspect.

First Floor

Landing

Loft hatch and doors providing access to:

Bedroom One

17' 1" Max x 14' 1" into bay (5.21m Max x 4.29m into bay)
Double glazed bay wooden sash window to front aspect and an additional double glazed window to front aspect, original coving, radiator, spotlights and laminate flooring.

Bedroom Two

13' 5" x 11' 2" Max (4.09m x 3.40m Max)
Double glazed window to rear aspect, original coving, radiator, spotlights and laminate flooring.

Bedroom Three

9' 4" x 8' 1" (2.84m x 2.46m)
Double glazed tilt and turn window to side aspect, radiator, spotlights and laminate flooring.

Bedroom Four

11' 2" Max x 10' 9" Max (3.40m Max x 3.28m Max)
Double glazed bay window to rear aspect, radiator, spotlights and laminate flooring.

Bathroom

Fitted with a modern three piece suite comprising bath with shower over, low level WC, wash hand basin, heated towel rail, porcelain floor and wall tiles and spotlights.

Outside

Front Forecourt

Mainly paved with original tiled path leading to front entrance.

Rear Garden

Enclosed, mainly paved with gate providing access to locked rear lane.

Disclaimer

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welcome to
Shirley Road,
Roath Park Cardiff

- Beautifully Presented Mid Terraced Family Home
- Four Bedrooms
- Lounge/Dining Area
- Third Reception Room
- Modern Fitted Kitchen
- Ground Floor Shower Room
- First Floor Family Bathroom

Tenure: Freehold EPC Rating: D
guide price

£500,000



view this property online allenandharris.co.uk/Property/ROA111516



Property Ref:
ROA111516 - 0005

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