

UNDER OFFER

Shirley Road

Roath, Cardiff, CF23 5HN

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OFFERS OVER

£250,000

3 BEDROOMS

1 BATHROOM

1 RECEPTION

769 SQ FT

SQ FT 769

THREE DOUBLE BEDROOMS

PRIME LOCATION

OPEN PLAN KITCHEN / LOUNGE /
DINING ROOM

EXCEPTIONAL CONDITION
THROUGHOUT

CHAIN FREE



THE PROPERTY

Offers over £250,000 Jeffrey Ross are pleased to bring to the market this exceptional three bedroom period apartment in a prime location. The property benefits from communal entrance hall, entrance hall, modern open plan kitchen / lounge / dining room with integrated appliances, modern shower room with double shower cubicle and three double bedrooms. The property has been renovated in recent years to a very high standard and is being sold ** chain free

** Situated within close proximity to local shops, parks, schools and amenities as well as Cardiff City centre. and university hospital of Wales.



INSIDE



ACCOMMODATION

LOUNGE / DINING ROOM 4.93m x 3.68m

KITCHEN 3.10m x 2.34m

BEDROOM ONE 3.58m x 3.84m

BEDROOM TWO 3.05m x 2.87m

BEDROOM THREE 2.67m x 2.54m

SCHOOL CATCHMENT

*Roath Park Primary School (year 2024-25) Cardiff High School (year 2024-25) Ysgol Y Berllan Deg (year 2024-25) Ysgol Gyfun Gymraeg Bro Edern (year 2024-25) *Subject to availability & change **

SERVICE CHARGE

£1,000 P.A including Building insurance

GROUND RENT

£10.00 P.A

LEASE

Lease term 125 years with 119 years remaining

PROPERTY TYPE FLAT/APARTMENT

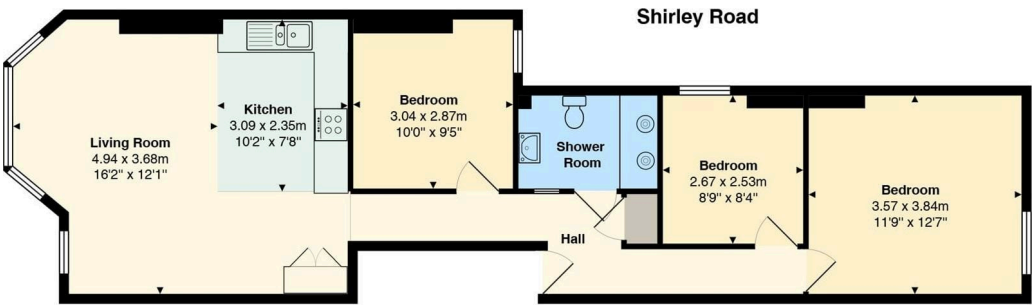
INTERNAL AREA 769 SQ FT

TENURE LEASEHOLD

COUNCIL TAX BAND C · ABOUT £1,789 A YEAR
Cardiff Council, 2026/27 estimate

EPC RATING 47 · POTENTIAL 74

FLOORPLAN



Total Area: 71.4 m² ... 769 ft²

All measurements are approximate and for display purposes only



Amanda Trinder

SENIOR VALUER / NEGOTIATOR

PENYLAN BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

jeffreycross.co.uk



SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 38 Wellfield Road, Penylan, Cardiff, CF24 3PB. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreycross.co.uk