



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

**welcome to**

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

This outstanding and well-proportioned three storey period home offers exceptional versatility, generous room sizes and a unique layout ideal for modern family living. Boasting original period features that have been beautifully preserved and areas of modernisation sympathetic to the style.

### **Ground Floor**

#### **Entrance Porch**

Original tiled walls, Victorian tiled flooring and single glazed wooden door providing access to:

#### **Hallway**

Stairs rising to first floor, original Victorian tiled flooring, original built in gas meter cupboard by the front door, original cornice. dado rail and access to:

#### **Lounge**

15' 4" x 12' 4" ( 4.67m x 3.76m )

Original wooden sash bay window to front aspect with fitted blinds, original coving, wood panelled ceiling, picture rail, original fireplace and tiled hearth, radiator and exposed floorboards.

#### **Reception Room Two**

13' 1" x 10' 2" ( 3.99m x 3.10m )

Double glazed composite door with steps leading down to the rear garden, radiator, original coving, picture rail, original fireplace and tiled hearth and painted floorboards.

#### **Kitchen**

16' 6" x 12' 2" ( 5.03m x 3.71m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, space for 'Range' cooker and extractor in recess, spaces for dishwasher and fridge/freezer, exposed floorboards, original stained glass door from hall, two original single glazed sash windows with obscured lower glass to side aspect, radiator, downlights, picture rail, original coving, double glazed composite barn door with steps leading down to rear garden.

#### **Reception Room Three**

12' 10" x 8' 10" ( 3.91m x 2.69m )

Double glazed to side aspect, radiator, original Welsh dresser, picture rail, painted floorboards, built in original storage cupboard with shelved alcove.

#### **Hall**

Steps leading down to:

#### **Basement**

#### **Utility Room**

12' 4" x 12' 3" ( 3.76m x 3.73m )

Double glazed window to side aspect, spaces for washing machine and tumbledryer stacked, radiator, tiled flooring, double glazed composite door providing access to rear garden and access to:

#### **Separate Wc**

Fitted with a two piece suite comprising wash hand basin inset to vanity unit, WC, tiled flooring and subway tiled walls.

#### **Bedroom Four**

17' 11" x 12' ( 5.46m x 3.66m )

Two double glazed windows to side aspect, one window obscured for privacy, radiator, original clay tiled flooring and fitted roller blinds.

#### **First Floor**

#### **Landing**

Loft hatch with pull down ladder, original wooden cupboard, radiator, dado rail, painted floorboards and doors providing access to:

#### **Bedroom One**

16' 6" x 15' 4" ( 5.03m x 4.67m )

Original sash bay window to front aspect and additional window to front aspect with fitted blinds, original coving, picture rail, radiator and downlights.

#### **Bedroom Two**

12' 11" x 10' 3" ( 3.94m x 3.12m )

Double glazed window to rear aspect, radiator, painted floorboards, original fireplace and tiled hearth.

#### **Bedroom Three**

12' 7" x 11' 7" ( 3.84m x 3.53m )

Double glazed window to rear aspect with fitted blinds, radiator, painted floorboards and original fireplace and tiled hearth.

#### **Bathroom**

Fitted with a three piece suite comprising bath with shower over, wash hand basin, WC, tiled flooring, partially tiled walls, heated towel rail, downlights, cupboard housing combi boiler, three internal single glazed square windows from landing and two original wooden sash windows to side aspect with fitted blinds.

#### **Separate Wc**

Fitted with a WC, tiled flooring, partially tiled walls and double glazed window to side aspect.

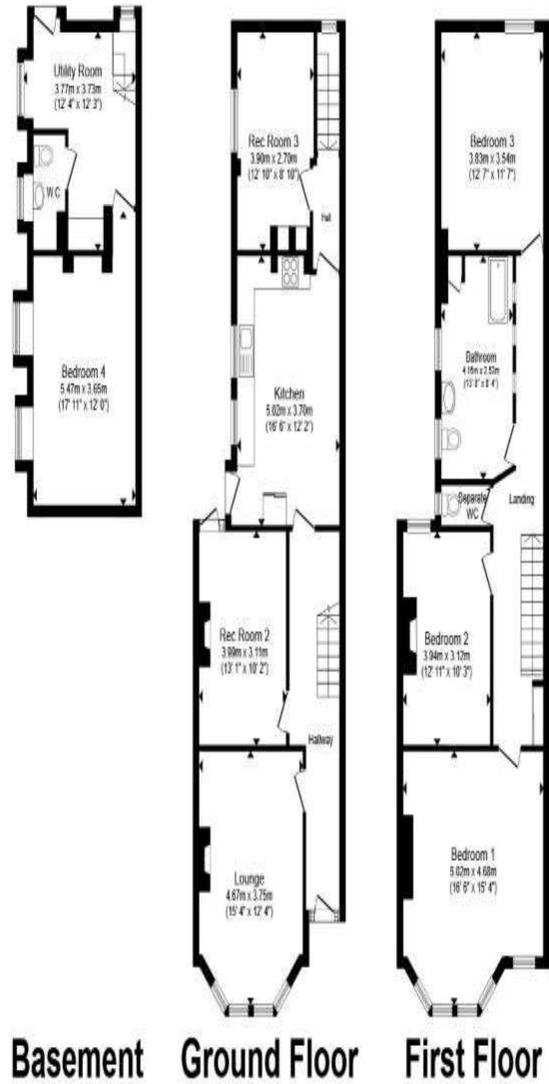
#### **Outside**

#### **Front Forecourt**

Mainly tiled with wrought iron gate.

#### **Rear Garden**

Split level with the lower level set up as hard stand with a garage door for off street parking from rear lane access. The upper level of the garden provides a tranquil escape from city living and offers privacy from all angles.



Total floor area 184.7 m<sup>2</sup> (1,988 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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

- Traditional Mid Terraced Family Home
- Four Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- First Floor Bathroom and Separate WC

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

**£535,000**



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