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OUTBURST!
TOURING ENGLAND



An expressive five-bedroom Edwardian home, where original craftsmanship meets carefully considered colour and texture

Set on tree-lined Shirley Road within the Roath Park Conservation Area, this five-bedroom house combines generous Edwardian proportions with interiors thoughtfully curated by its current owner. A clay-tile-hung cross gable crowns the two-storey bay, while mature shrubs and an original Pennant stone wall frame the approach.

Inside, patterned floor tiles lead through a hallway of high ceilings, decorative cornicing and original doors. A dark timber newel post, detailed with carved roundels and a reeded shaft, anchors the staircase. At the far end, stained glass filters light from the kitchen, adding colour to the passage between rooms.

The bay-fronted living room receives afternoon and evening sun through tall, double-glazed timber sash windows. Timber flooring runs beneath an imposing fireplace, its dark surround decorated with gold-toned marbling and substantial corbels. Behind, a separate snug offers a more intimate setting, with original floorboards, a log burner and patio doors providing access to the garden.

The kitchen brings together solid timber, in-frame Shaker cabinetry, stone worktops and a floor-to-ceiling pantry. A range cooker sits within the original chimney breast, making practical use of the room's period architecture. A large shower room completes this floor, while a staircase off the kitchen leads down to an office, store room and additional WC.






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THINGS
DONE
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THE
TINDER
BOX





Five bedrooms occupy the upper floors. At the front, the main bedroom receives the evening sun through a bay of timber sash windows. Raw lime plaster walls lend a quiet, textured quality, complemented by a retained fireplace and chimney breast.

Three further bedrooms share the first floor with a family bathroom. The rear bedroom has its own en suite and overlooks the garden, with views towards the trees of Roath Pleasure Gardens. Above, the fifth bedroom occupies the attic, where four Velux roof windows bring light from both the front and rear.

The east-facing garden catches the morning sun, with mature shrubs and established planting creating a private setting behind the house. A timber gate opens onto the rear lane, where colourful murals exploring nature, community and connection reflect Roath's creative character.

Wellfield Road is close by, with independent shops, cafés and bakeries including Tŷ Melin, while Sibling offers speciality coffee and wine. Galleries such as TEN and Celf, alongside Cardiff Pottery Workshops' Roath studio, contribute to the neighbourhood's artistic life. Roath's gardens, lake, recreation ground and tennis courts provide green space and opportunities for exercise nearby.

With its distinctive interiors, varied living spaces and established garden, this is a home closely connected to the character of its neighbourhood. Selected furnishings may be available by separate agreement.




SHIRLEY ROAD


32

Shirley Road

CF23

£550,000

FREEHOLD
COUNCIL TAX BAND - G
EPC - D



- Roath Park Conservation Area
- Original tiled floors, fireplaces and decorative cornicing
- Double-glazed timber sash windows
- Separate snug with log burner
- Solid timber Shaker kitchen with stone worktops
- Three bath or shower rooms, including an en suite
- Lower-ground office, store room and additional WC
- East-facing garden with rear lane access
- Close to Roath Park and Wellfield Road

Regulated by RICS

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