

35 Claerwen Drive,  
Lakeside, Cardiff, CF23 6LS



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£300,000**



Mid Terraced House



# Property Description

Situated just a stone's throw from Roath Park Lake this three bedrooms mid terrace home offers heaps of space for a growing family. The property is set over three floors and the accommodation briefly comprises; entrance hallway, bathroom, lounge, kitchen and three bedrooms to the top floor.

Outside the property you will find both a front and rear garden plus a single garage separate to the home.

Tenure Freehold

Council Tax Band E

Floor Area Approx

Viewing Arrangements  
Strictly by appointment

## LOCATION

The property is located in the ever popular Lakeside area. Within walking distance of Roath Park Lake and Cardiff High School. Many other amenities are close at hand.

## ENTRANCE HALL

Enter into hallway via UPVC double glazed front door. Smooth walls with textured ceiling, a central light pendant finished with carpeted flooring.

Carpeted staircase leading to first floor and lower ground floor. Door leading to bathroom.

## BATHROOM

Fitted with a traditional three piece bathroom suite comprising bath, WC and wash hand basin. Half tiled walls with textured wallpapered and textured ceilings, A central light pendant finished with carpeted flooring. uPVC double glazed obscure window to side.

## LOWER GROUND HALL

Door leading to kitchen, lounge and under-stair storage cupboard.

## KITCHEN

17' 9" x 10' 8" (5.42m x 3.26 into alcove)

Fitted with a range of base and eye

level units with laminate worktops over. Inset stainless steel sink unit plus drainer. Space for free standing cooker and hob. Plumbing for washing machine and space for free standing fridge/freezer. Tiled splash back with wall papered walls, textured ceilings, a central light pendant finished with vinyl flooring. uPVC double glazed window to front.

## LOUNGE

11' 6" x 9' 8" (3.52m x 2.97m)  
Textured walls and ceilings with a central light pendant finished with carpeted flooring. Feature central fireplace and surround.

## FIRST FLOOR LANDING

Wooden panelled feature wall with wall papered walls, textured ceilings, a central light pendant finish with carpeted flooring. Loft hatch provides access to loft storage. Doors leading to all first floor rooms. Single storage cupboard housing combo boiler and shelving for storage.

## BEDROOM ONE

9' 9" x 11' 8" (2.98m x 3.57m)

Textured walls and ceilings with three pendant wall lights finished with carpeted flooring. uPVC double glazed

window to front.

## BEDROOM TWO

10' 0" x 10' 9" (3.05m x 3.30m)

Textured walls and ceilings with two pendant wall lights finished with carpeted flooring. uPVC double glazed window to rear.

## BEDROOM THREE

7' 9" x 7' 4" (2.38m x 2.26m)

Textured walls and ceilings with a central light pendant finished with carpeted flooring. uPVC double glazed window to rear.

## OUTSIDE

Rear - An enclosed level garden offering a combination of paving with the remainder laid to lawn. Fence surround with an array of plants, trees and shrubbery overlooking the woodland to the rear.

## GARAGE

Single garage situated in a separate block to the home whereby parking can be found in front of the garage door along with street parking

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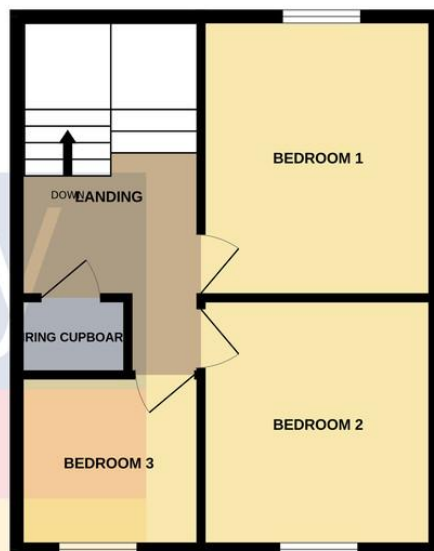


# 35 Claerwen Drive, Lakeside, Cardiff, CF23 6LS

GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



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