



235 Lake Road West

Roath, Cardiff, CF23 5QY

Offers Over £700,000

HARRIS & BIRT





This highly sought after property is situated in the beautiful area of Lake Road West, Roath, Cardiff.

It is the perfect location for anyone looking for a family home, with the picturesque Roath Park Lake and Jelicoe Gardens with its tennis courts just a stones throw away. Not only this, but nearby are the popular Cardiff High School and Rhydypenau Primary School, as well as the Heath Station which makes it ideal for commuters with trains running directly and regularly into Cardiff City Centre.

The property itself is a three bedroom detached period property with two reception rooms and a kitchen to the ground floor. There are three double bedrooms on the first floor with a family bathroom, separate WC. It offers generous size front and rear gardens with off-street parking for approximately three cars, detached garage to the rear and is also close to Heath Park and easy distance to University Hospital of Wales.

Whilst the property needs work this is an excellent opportunity to purchase a family home in one of the most desirable locations in Cardiff. With its close proximity to Roath Park Lake and school catchments as well as the nearby amenities and Heath Park.



## Accommodation

### Ground Floor

#### Hallway 7'7" x 12'9" (2.31m x 3.89m)

The property is entered via a wooden door with a glass panel. Skimmed walls and textured ceiling. Parquet wood block flooring. Radiator. Storage cupboard understairs.

#### Lounge 15'0" x 12'9" (4.57m x 3.89m)

Good sized living room with Parquet wood block flooring, skimmed walls and textured ceiling. Tiled hearth fire place. UPVC double glazed window to front elevation. Radiator. Small stained glass window to side elevation.

#### 2nd Reception Room 14'3" x 12'5" (4.34m x 3.78m)

Good sized reception room with Parquet wood block flooring, skimmed walls and textured ceiling. Tiled hearth fire place. UPVC double glazed window to front elevation. Radiator. Two small stained glass windows to side elevation.

#### Dining Room 11'11" x 12'5" (3.63m x 3.78m)

Large dining room. Parquet wood block flooring, Papered walls. UPVC patio doors to rear elevation. Picture rail. Textured ceiling. Radiator. Tiled hearth surround.

#### Kitchen 8'2" x 12'9" (2.49m x 3.89m)

Good sized kitchen with a range of wall and base units in cream set under and over a black mottled effect work surfaces with tiled splash backs. Features include; single bowl sink and drainer with mixer tap, gas oven and four ring gas hob with extractor fan over

and tiled splash backs. Space for freestanding fridge/freezer, washing machine and dish washer. Skimmed walls and textured ceiling. Radiator. UPVC double glazed doors leading to rear garden. Gas Combi Boiler.

#### Stairway and Landing 12'11" x 3'11" (3.94m x 1.19m)

Carpeted flooring. Painted walls. Textured ceilings. Stained glass window to side elevation. Airing cupboard. Hatch to attic.

### First Floor

#### Bedroom One 15'0" x 12'8" (4.57m x 3.86m)

Carpeted flooring. Large bay fronted UPVC Double glazed window to front elevation. Papered walls. Coved and artexed ceiling. Radiator.

#### Bedroom Two 14'1" x 12' 7" (4.29m x 3.66m 2.13m)

Carpeted flooring. Large UPVC Double glazed window to front elevation. Papered walls. Coved and artexed ceiling. Radiator.

#### Bedroom Three 12'1" x 12'7" (3.68m x 3.84m)

Carpeted flooring. Large UPVC Double glazed window to rear elevation. Papered walls. Coved and artexed ceiling. Two radiators.

#### Bathroom 8'0" x 5'8" (2.44m x 1.73m)

Three piece suite in white comprising; bath with shower head mixer tap, plastic cladding around bath. wall hung basin with storage cupboard underneath, low level dual flush WC. UPVC double glazed opaque window to rear elevation. Towel radiator. Half tiled walls. Skimmed walls above. Laminate flooring.

#### WC 5'8" x 2'11" (1.73m x 0.89m)

Separate WC with 1/2 tiled walls, skimmed walls above. Small wash hand basin. Single glazed window to rear elevation.

### Outside

Front garden laid mainly to lawn. Driveway parking for up to three cars. Garage. Rear garden also laid mainly to lawn. One outside WC. Two coal stores.

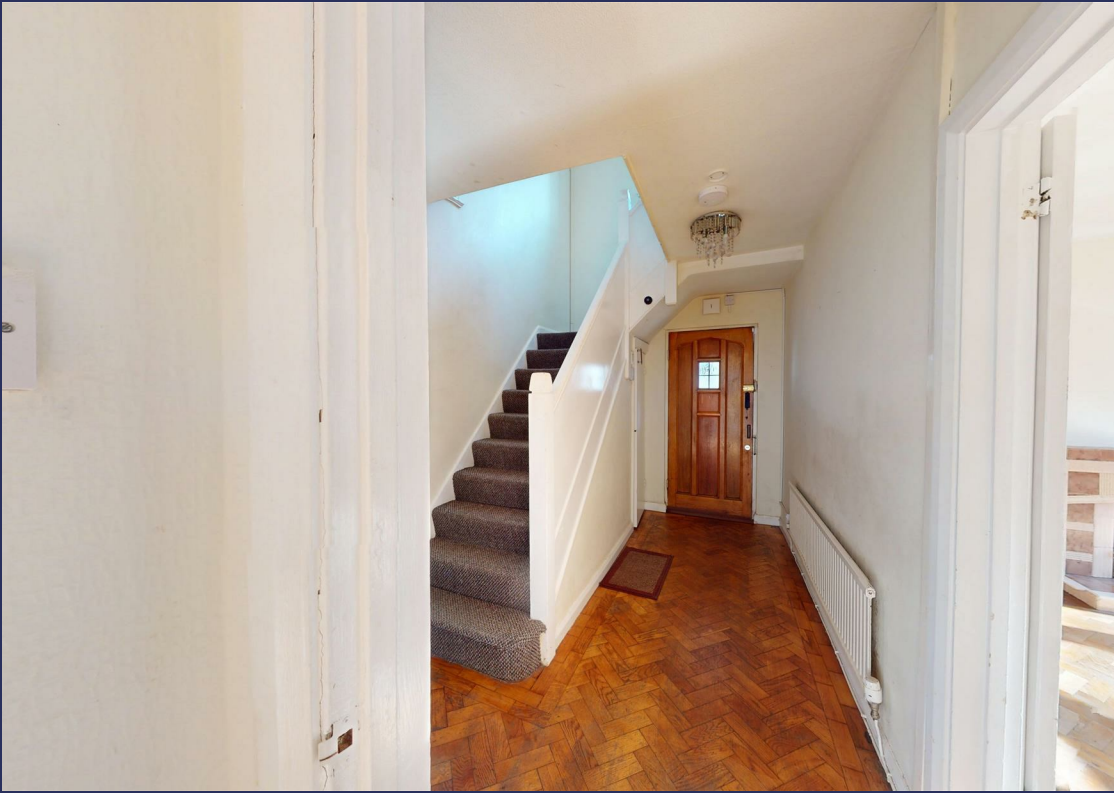
### Services

Mains gas, electricity, water and drainage.

### Directions

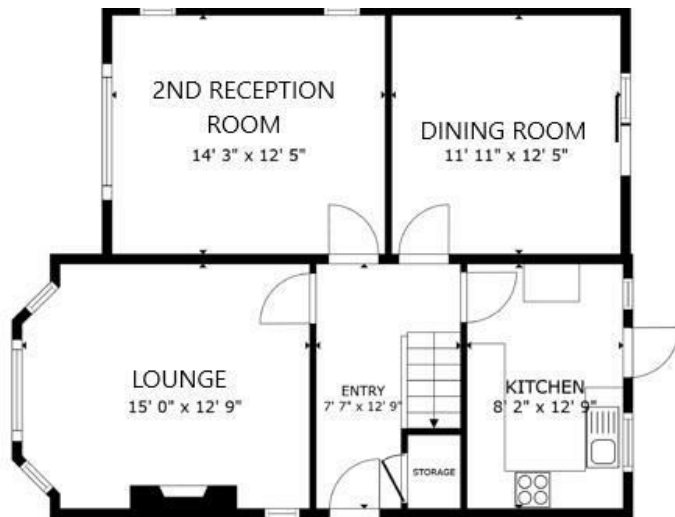
From our office on Caerphilly Road head north towards Ty Wern Road, turn right onto Maes-Y-Coed Road, turn left onto Heathwood Road, at the roundabout take the 2nd exit onto Heath Halt Road, then turn left onto Lake Road North, turn right onto Beatty Avenue, turn left onto Keyes Avenue and the left onto Lake Road West, Cardiff, CF23 5QY.



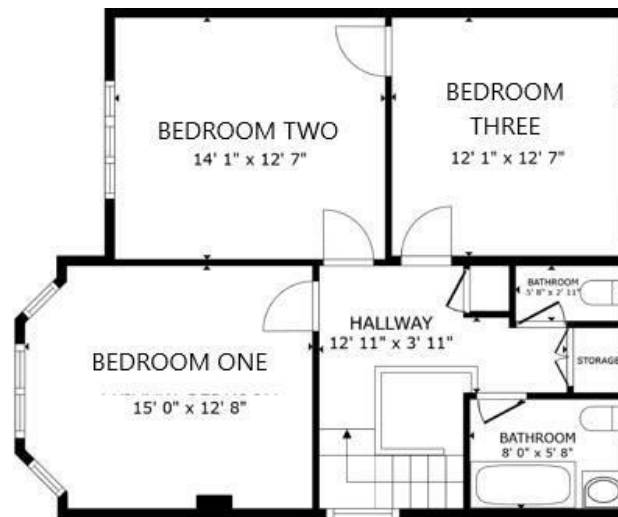




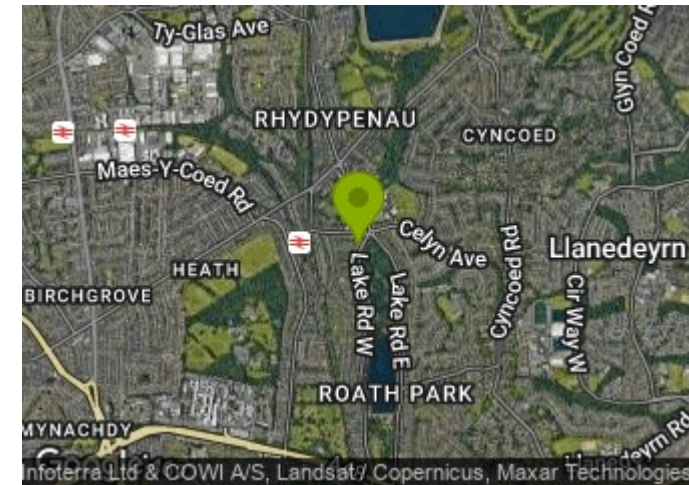




FLOOR 1



FLOOR 2



**HARRIS & BIRT**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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