



Sheppard
& Bear

Glan Y Llyn | Lake Road East | Cardiff | CF23 5NP

Asking price £359,000



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Nestled in the highly sought-after area of Lake Road East, Cardiff, this charming flat conversion offers a delightful blend of modern living and convenience. Recently decorated and fitted with new carpets, this property boasts two spacious double bedrooms, making it an ideal choice for professionals, couples, or small families.

The open-plan living area creates a welcoming atmosphere, perfect for both relaxation and entertaining. With two bathrooms, the flat ensures ample facilities for residents and guests alike. The property is secured with electric gates, providing peace of mind and easy access to a designated parking space, along with additional visitors' parking.

One of the standout features of this flat is the private rooftop terrace, where you can enjoy views of the famous Roath Park lake. This outdoor space is perfect for unwinding after a long day and enjoying some

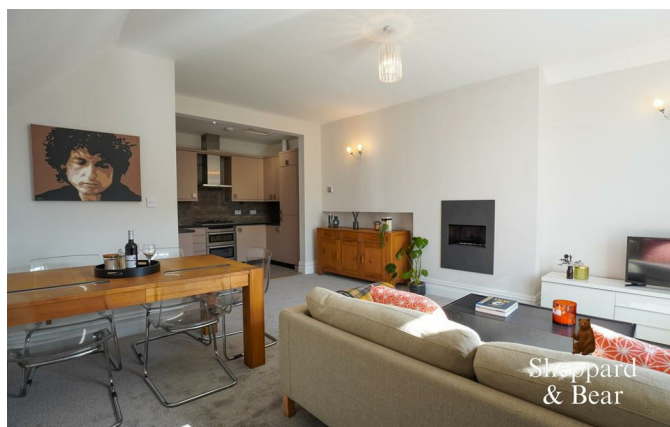
- Two double bedrooms
- Open plan living
- Electric gated parking
- Private rooftop terrace
- Close to University Hospital
- Newly decorated apartment
- Two bathrooms
- Views of Roath Park lake
- Desirable Cardiff location
- Walking distance to amenities

Entrance communal hallway

Enter via security intercom door, stairs to first and second floor. Door to:

Apartment hallway

Upon entry, the private hallway features the electric consumer unit, intercom system, radiator, and fitted carpet. There are doors to all rooms and access to the roof terrace.





Kitchen Lounge/dining room

25'5" max x 15'2" max narrowing to 9'9" (7.75m max x 4.62m max narrowing to 2.97m)

A spacious open-plan living area with a UPVC double-glazed window to the front, radiator, fitted carpet, and a living flame gas fire.

The kitchen is fitted with a matching range of base and wall units with granite work surfaces and inset 1½ stainless steel sink unit with mixer tap and drainer. Appliances include a Neff double oven, 5-ring gas hob, integrated dishwasher, fridge freezer, and washing machine.

Bedroom one

14'3 x 14'2 (4.34m x 4.32m)

A generous double bedroom with UPVC double-glazed window to the rear, designer upright radiator, fitted carpet, and door to en-suite.

En-suite Shower Room

Fitted with a shower cubicle with glass screen and power shower (rainfall and handheld options), floating style wash hand basin, floating style WC, and chrome heated towel rail. Additional features include a built-in mirrored storage cupboard with lighting, tiled walls and flooring, and extractor fan.

Bedroom two

14'6 max into bay by 10'6 (4.42m max into bay by 3.2m)

A second double bedroom with UPVC double-glazed bay window to the front and an additional side window, radiator, and fitted carpet.



Bathroom

A three-piece suite comprising panelled bath with fitted shower over, vanity unit with inset sink and storage, and concealed WC. Finished with a chrome heated towel rail, tiled walls, tiled flooring, and extractor fan.

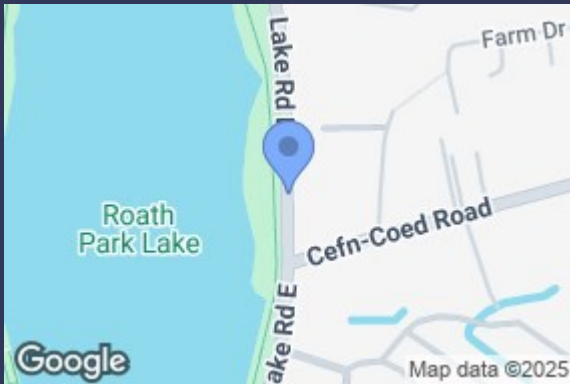
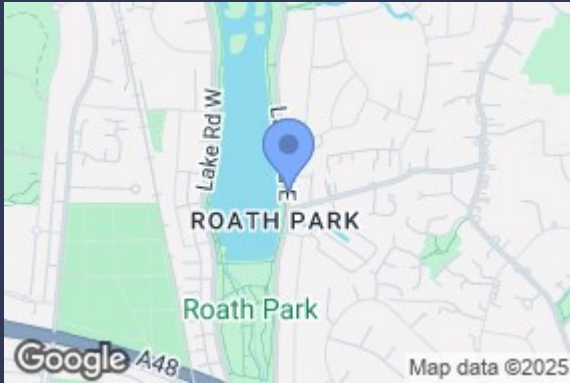
Roof terrace

Private roof terrace laid with decking, offering attractive views over the park.

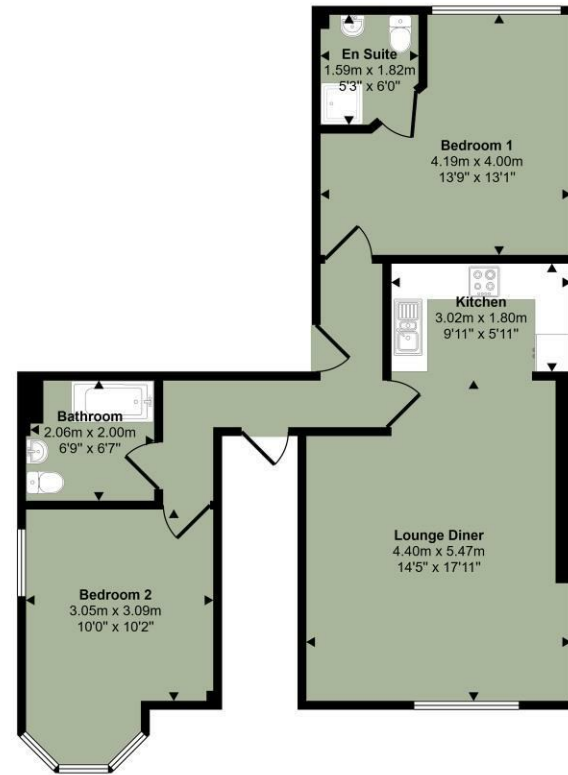
Outside and parking

The property enjoys landscaped communal tiered gardens to the front, maintained by the management company. To the rear, there is a private parking space accessed via secure electric gates. There is also an additional visitors parking space.





Approx Gross Internal Area
68 sq m / 730 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Council Tax Band F EPC Rating C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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