



Ogwen Drive, Lakeside Cardiff CF23 6LL

welcome to

Ogwen Drive, Lakeside Cardiff

NO ONWARD CHAIN! A DETACHED home, requiring modernisation, positioned in the popular location of LAKESIDE and within a short drive to Roath Park and A48/M4 access. LAKESIDE is in close proximity to local shops/amenities and is the catchment area for Lakeside Primary School and Cardiff High School.

Ground Floor

Entrance

Via a single glazed wooden front door into:

Hallway

Built in understairs storage, radiator, parquet flooring and access to:

Downstairs Wc

Fitted with a two piece suite comprising low level WC, wash hand basin, tiled flooring, radiator and double glazed window to side aspect.

Lounge Area

23' 5" Max x 15' Max (7.14m Max x 4.57m Max)
Double glazed wooden window to front aspect, parquet flooring, coal fire with stone clad hearth, radiator and opens to:

Dining Area

14' 6" x 12' (4.42m x 3.66m)
Double glazed window to side aspect, parquet flooring and double glazed aluminum sliding doors providing access to rear.

Kitchen

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, under counter fridge and freezer, breakfast bar, tiled flooring, radiator, double glazed window to rear aspect and double glazed door providing access to rear.

First Floor

Landing

Double glazed wooden window to front aspect, exposed floorboards, loft hatch and doors providing access to:

Bedroom One

21' Max x 15' 1" Max (6.40m Max x 4.60m Max)
Double glazed windows to side and rear aspect with panoramic views over the rear garden and local surroundings, exposed floorboards, radiator, electric wall heater, fitted wardrobes and dressers with marble sink.

Bedroom Two

14' 3" x 11' 5" (4.34m x 3.48m)
Double glazed wooden window to front aspect, double glazed wooden door providing access to balcony, radiator and exposed floorboards.

Bedroom Three

13' 8" Max x 9' (4.17m Max x 2.74m)
Double glazed window to rear aspect, exposed floorboards, radiator and cupboard housing boiler.

Bathroom

Fitted with a three piece suite comprising bath with shower over, low level WC, wash hand basin, partially tiled walls, radiator and double glazed wooden window to front aspect.

Outside

Front Garden

Laid to lawn with flower beds and shrubs. Driveway providing off street parking.

Rear Garden

Area laid to lawn with raised block paved patio, well established hedge borders and trees with side access.

Garage

15' 11" x 7' 3" (4.85m x 2.21m)
Single glazed wooden window to side aspect and with up and over door.



Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Ogwen Drive,
Lakeside Cardiff

- Council Tax Band - G
- Detached Family Home
- Three Bedrooms
- Lounge/Dining Area
- Fitted Kitchen and Downstairs WC

Tenure: Freehold EPC Rating: D

£475,000



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