



Celyn Avenue, Lakeside Cardiff CF23 6EH

welcome to

Celyn Avenue, Lakeside Cardiff

NO ONWARD CHAIN! A TWO BEDROOM GROUND FLOOR MAISONETTE 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.

Entrance

Via a double glazed door into:

Porch

Built in storage cupboard housing combi boiler, built in washer/dryer and access to:

Hall

Single glazed wooden secondary door, parquet wooden flooring, built in understairs storage, radiator and access to:

Lounge

13' 7" x 12' 8" (4.14m x 3.86m)

Double glazed window to front aspect, electric fire and radiator.

Kitchen

10' 3" x 8' (3.12m x 2.44m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker and fridge/freezer, cooker hood, heated towel rail, tiled flooring and double glazed door providing access to rear garden.

Bedroom One

13' 7" x 9' 11" (4.14m x 3.02m)

Double glazed window to rear aspect, radiator, laminate flooring and fitted 'L' shaped wardrobe.

Bedroom Two

14' 11" Max x 11' 8" Max into recess (4.55m Max x 3.56m Max into recess)

Double glazed window to front aspect, radiator and fitted 'L' shaped wardrobe.

Bathroom

Fitted with a three piece suite comprising bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, tiled flooring and double glazed obscure window to rear aspect.

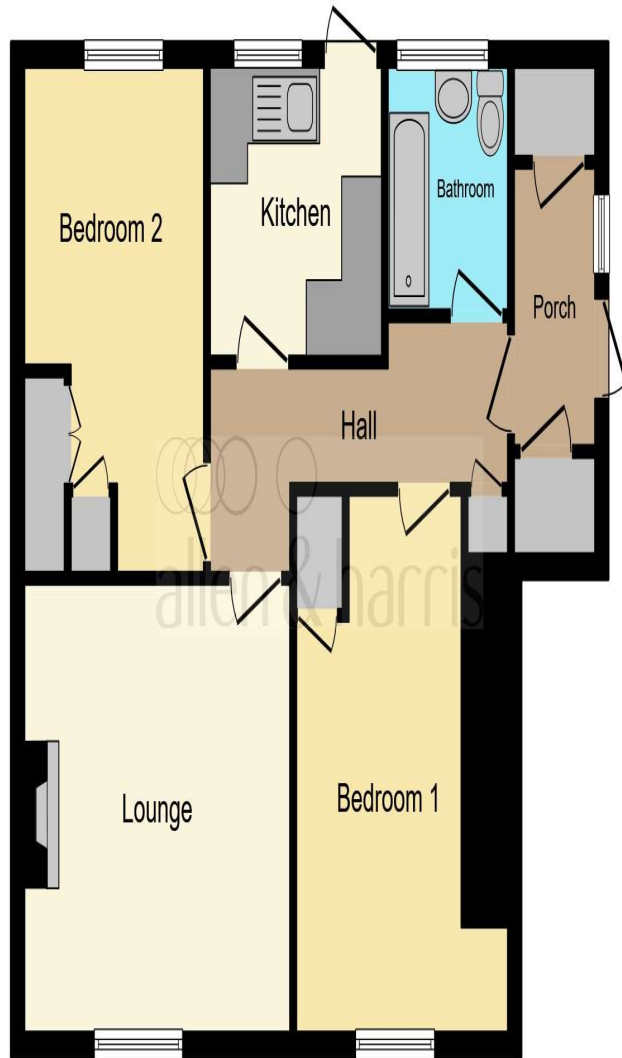
Outside

Rear Garden

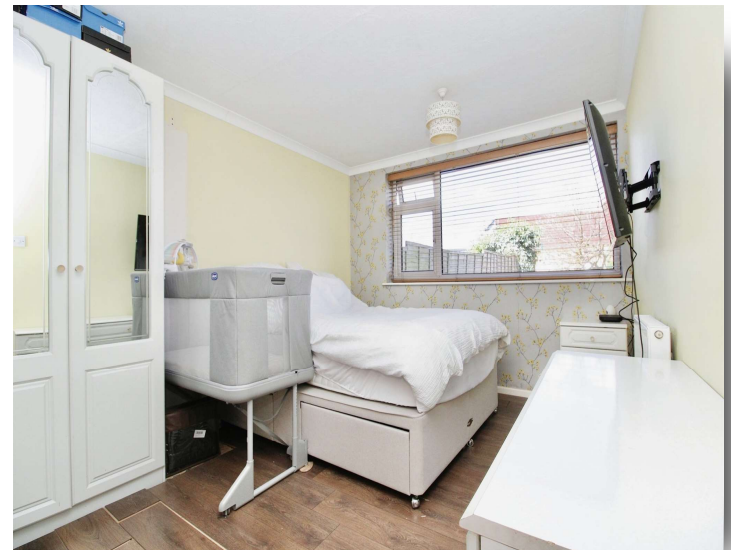
Enclosed with paved patio area and area laid to lawn, gated side access and double glazed pedestrian door providing access to garage.

Estate Agents Notes

Currently, the Vendors' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



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.



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Lakeside Cardiff

- Council Tax Band - D
- Ground Floor Maisonette
- Two Bedrooms
- Lounge
- Fitted Kitchen
- Bathroom

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£240,000



view this property online allenandharris.co.uk/Property/ROA112713



Property Ref:
ROA112713 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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