



Lake Park House Shirley Road, Roath Cardiff CF23 5HL

welcome to

Lake Park House Shirley Road, Roath Cardiff

A rarely available two bedroom duplex apartment set in the popular location of ROATH PARK within walking distance of local amenities and easy access to local schools, bus routes and shops. This property is minutes walk of Roath Park lake and also the Recreation ground. Viewing's Recommended!

Ground Floor

Entrance

Via a front door into:

Hall

Stairs rising to first floor, solid oak flooring and access to:

Lounge/ Kitchen Area

25' 5" Max x 10' 11" Max (7.75m Max x 3.33m Max)

Lounge Area: Double glazed wooden sash window to side aspect, solid oak flooring, built in speakers in ceiling and meter cupboard.

Kitchen Area: Fitted with a range of wall and base level units with complementary solid wooden work surfaces over, sink unit, integrated electric hob and electric oven with extractor over, integrated newly bought, unused dishwasher and fridge/freezer, extractor fan, oak flooring, double glazed door providing access to private courtyard and understairs cupboard providing space for washing machine.

Bathroom

Fitted with a three piece suite comprising bath with mixer shower over, wash hand basin in vanity unit, low level WC, extractor fan spotlights, tiled floors and walls and double glazed wooden sash window to rear aspect.

First Floor

Landing

Stairs rising to second floor, airing cupboard housing water tank, smoke detectors and doors providing access to:

Bedroom One

12' Max x 11' Max (3.66m Max x 3.35m Max)

Double glazed wooden windows to side and rear aspect, spotlights, built in storage cupboard over stairs and access to:

En-Suite

Fitted with a three piece suite comprising shower cubicle, wash hand basin in vanity unit, low level WC and extractor fan.

Second Floor

Landing

Storage area in slope of ceiling.

Bedroom Two

15' Max x 7' 6" Max (4.57m Max x 2.29m Max)

Two skylights, spotlights, storage in eaves and fitted wardrobe to rear.

Outside

Rear Courtyard

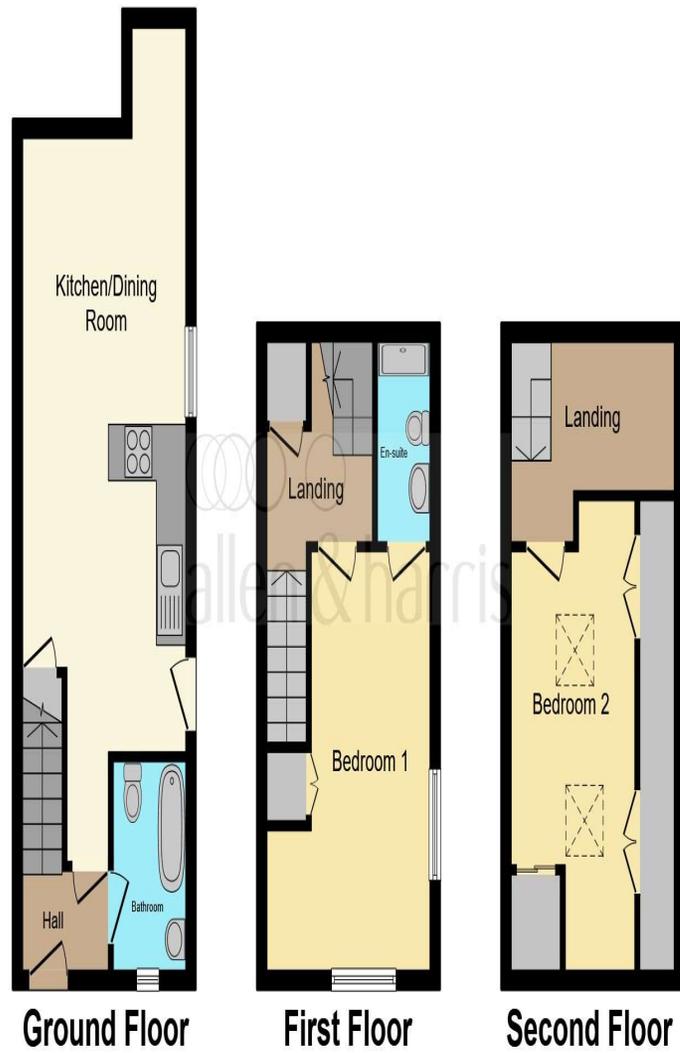
Enclosed courtyard.

Parking

The vendor has advised that the off street parking for this property is allocated and private.

Lease Information

The vendor has advised that she owns 1/3 of the Freehold.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

**Lake Park House Shirley Road,
Roath Cardiff**

- Duplex Apartment
- Two Bedrooms
- Master Bedroom with En-Suite
- Lounge/ Kitchen Area
- Bathroom
- Enclosed Courtyard
- Off Street Parking

Tenure: Leasehold EPC Rating: C

offers in excess of

£250,000



view this property online allenandharris.co.uk/Property/ROA112901

This is a Leasehold property with details as follows; Term of Lease 150 years from 18 Dec 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
ROA112901 - 0003

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