



**Manitoba Close,Lakeside Cardiff CF23 6HD**

**welcome to**

## **Manitoba Close, Lakeside Cardiff**

A ground floor maisonette positioned in the popular location of Lakeside and within a short walk to Roath Park array of cafes, bars and restaurants in Lakeside Village. LAKESIDE is the catchment area for Lakeside Primary School and Cardiff High School (please confirm with Cardiff Council).

### **Entrance**

Double glazed aluminium front door into:

### **Porch**

Double glazed window to side aspect, tiled flooring, cupboard housing combi boiler and cupboard housing washing machine and tumbledryer.

### **Hall**

Double glazed secondary door, laminate herringbone flooring, radiator, built in cupboard and access to:

### **Living Room**

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

Double glazed window to front aspect, radiator and laminate herringbone flooring.

### **Kitchen Area**

10' 6" x 7' 10" ( 3.20m x 2.39m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit with boiling water tap, integrated electric hob, oven and grill, cooker hood, integrated dishwasher, spotlights, tiled flooring with under floor heating and double glazed window to rear aspect.

### **Bedroom One**

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

Double glazed window to rear aspect, laminate herringbone flooring, radiator and built in cupboard.

### **Bedroom Two**

14' 10" x 7' 10" ( 4.52m x 2.39m )

Double glazed window to front aspect, laminate herringbone flooring, radiator and built in storage cupboard.

### **Shower Room**

Fitted with a three piece suite comprising wet room style walk in shower, WC, wall hung wash hand basin, duel fuel towel rail, extractor, spotlights, partially tiled walls, tiled flooring with electric under floor heating and double glazed window to rear aspect.

### **Outside**

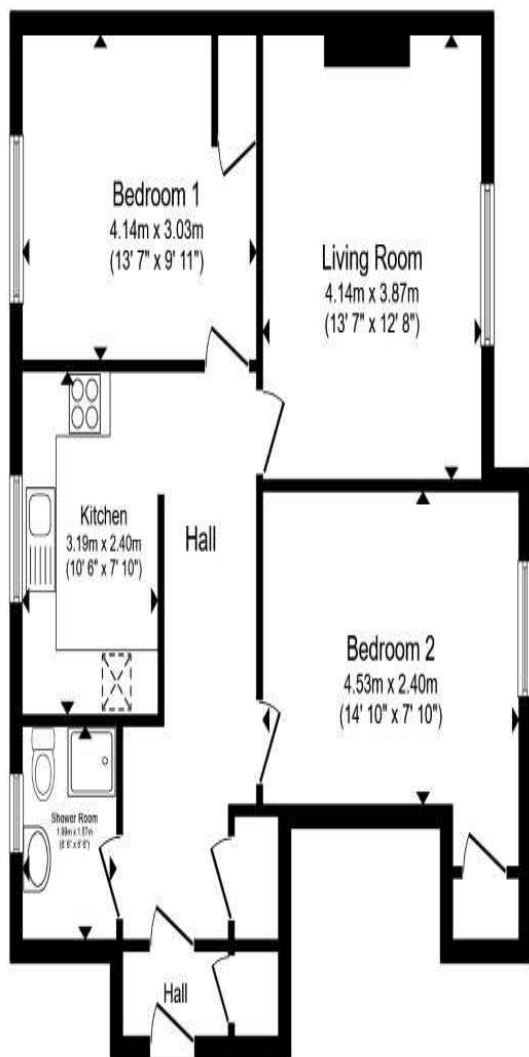
#### **Front Garden**

Laid to lawn.

#### **Rear Garden**

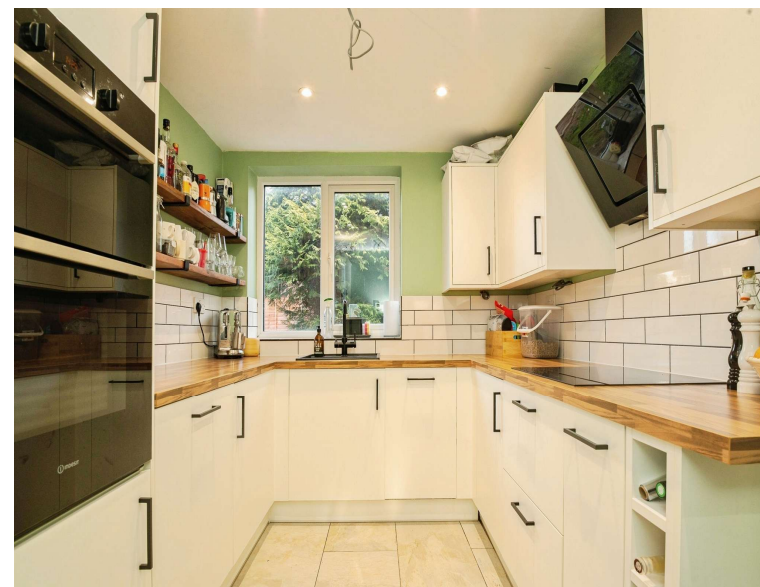
The garden is divided for the upstairs rear property, tiered lawn area, conifer and hard stand for greenhouse.





Total floor area 69.6 m<sup>2</sup> (749 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Manitoba Close,**  
**Lakeside Cardiff**

- Ground Floor Maisonette
- Two Bedrooms
- Fitted Kitchen
- Shower Room
- Front and Rear Garden

Tenure: Leasehold EPC Rating: D  
Council Tax Band: D Service Charge: Ask Agent  
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of  
**£260,000**



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Property Ref:  
ROA114482 - 0003

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