



£750,000 Freehold

Lake Road West | Cardiff | CF23 5QX



This highly sought after property is situated in the beautiful area of Lake Road West Cyncoed, Cardiff and is offered to the market with no onward chain. It is the perfect location for anyone looking for a family home, with the picturesque Roath Park Lake and Jelicoe Gardens with its tennis courts just a stones throw away. Not only this, but nearby are the popular Cardiff High School and Rhydypenau Primary School, as well as the Heath Station which makes it ideal for commuters with trains running directly and regularly into Cardiff city centre. The property is also close to Heath Park and easy distance to University Hospital of Wales.

The property itself is a four bedroom semi-detached period property with four reception rooms, a cloakroom and kitchen to the ground floor along with rear porch. Original Parquet flooring runs throughout the ground floor. To the first floor there are four bedrooms, one with a sitting balcony overlooking Roath Lake and a bathroom and separate WC. The second floor has two loft rooms with skylight windows and storage. The property also offers front and rear gardens with off-street parking and a detached garage to the rear.

This is an amazing opportunity to purchase a family home in one of the most desirable locations in Cardiff. With its close proximity to Roath Park Lake and school catchments as well as the nearby amenities and Heath Park, this stunning property won't be around for long!



Entrance Porch

Double glazed PVC door to the side with stained glass into a porch with exposed brickwork and tiled floor. Into hallway via a traditional wooden glazed door.

Hallway

Stairs to the first floor, plate rail, coved ceiling, wooden panelling, radiator. Under stair storage. Doors to:

Cloakroom

Under stair cloakroom with WC, wash basin and a wood sash window to the side, radiator.

Sitting Room 16'5 max x 13'11 max

Double glazed bay window to the front, coved ceiling, picture rail, radiator. Feature fireplace.

Living Room 15'4 max x 16'9 max

Door from hallway. Coved ceiling, picture rail, radiator. Double glazed french doors to the front with windows either side and over. Gas fireplace inset to feature fireplace. Wooden french doors to the dining room with stained glass windows over offering light between the two rooms.

Dining Room 11'6 x 16'9

Coved ceiling, picture rail, feature fireplace matching the living room.

Radiator, french doors to rear porch. Interconnecting door to living room.

Rear Porch

Door to the garden, single glazed wood windows, glass roof. (Will need replacing due to condition.)

Breakfast Room 14'8 max x 11'10 max

Wooden sash windows to either side, coved ceiling, radiator, door to kitchen. Fireplace.

Kitchen 13'9 x 9'10

Double glazed window to the rear and side, double glazed door to the rear. Additional side door. Kitchen is laid

with wall and base units with work tops over. Electric cooker, plumbing for washing machine and dishwasher. Space for fridge freezer and further appliances.

First Floor

Stairs rise up from the entrance hall with box banister and hand rail. Dog-leg staircase.

Landing

Period stained glass window to the side, additional sash window, banister, two radiators, coved ceiling. Built-in cupboard, door with concealed staircase to the second floor.



Bedroom One 16'10 max x 14'0 max

Double glazed bay window to the front, coved ceiling, picture rail, feature fireplace, two radiators.

Bedroom Two 16'10 x 13'6

French doors to a sitting balcony. Double glazed windows to the front looking towards Roath Park. Coved ceiling, picture rail, feature fireplace, radiator.

Balcony

Covered balcony with a wrought iron railing, sitting area.

Bedroom Three 14'6 max x 13'4

Single glazed wood sash windows to the rear, feature fireplace, coved ceiling, picture rail, radiator.

Bedroom Four 10'11 x 11'110 max

Wood sash windows to the side, feature fireplace, radiator, picture rail.

Bathroom 10'1 x 8'4

Double obscure glazed window to the rear. Shower quadrant, corner spa bath, twin wash basins and vanity cupboard. Tiled walls, vinyl floor. Heated towel rail.

WC

Separate WC with double obscure glazed window to the rear, WC, vinyl floor. Airing cupboard with wood sash window to the side. 'Worcester' modern gas boiler.

Second Floor

Concealed stairs from the first floor landing via door.

Landing

Skylight window, doors to:

Loft Room One 17'10 max x 8'3

Skylight window to the rear, wooden floorboards.

Loft Room Two 10'5 x 8'9

Skylight window to the side, crawl space through to further loft storage.

External

Front

Gated, covered side driveway. Barn style doors to a detached single garage. Driveway runs to the front of the property with off street parking for several vehicles. Landscaped front garden with raised brick wall. Outside cold water tap.

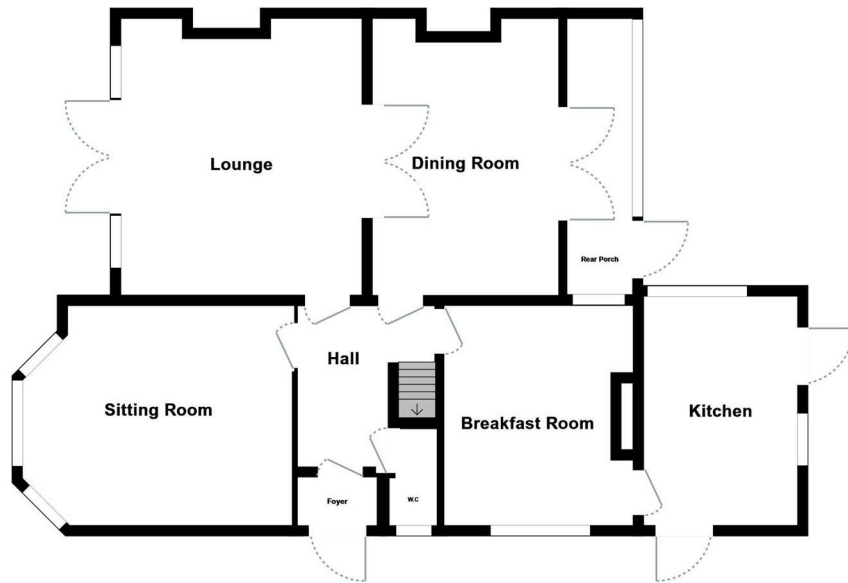
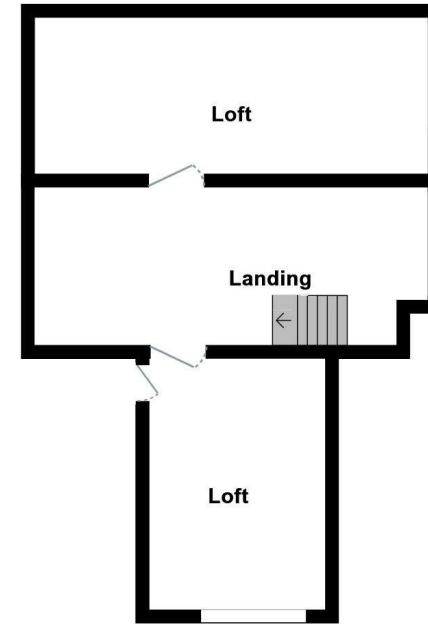
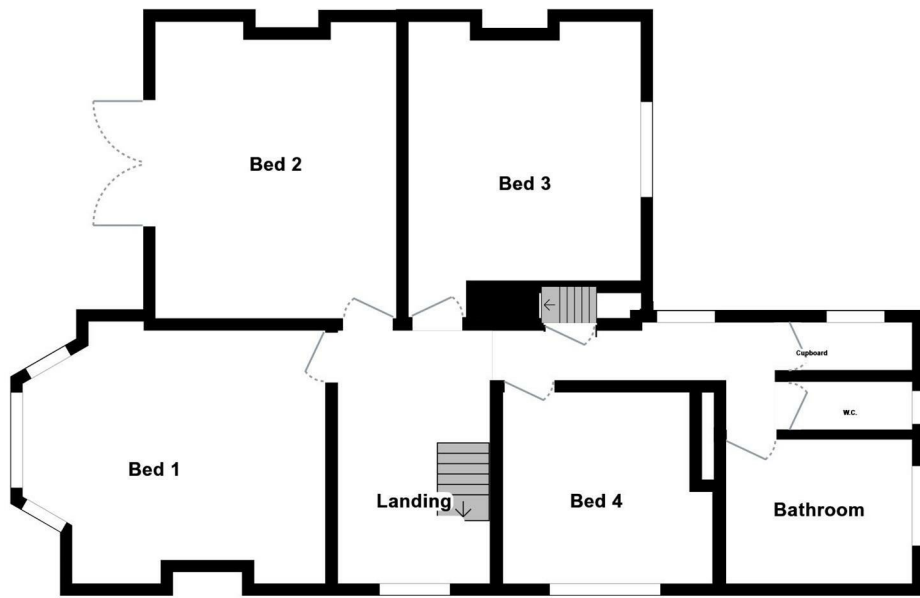
Rear Garden

Enclosed rear garden, brick wall and hedges. Main lawn area, patio sitting areas, timber shed, wrought iron gates to the side driveway. Outside light.

Additional Information

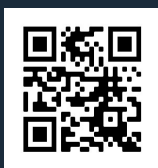
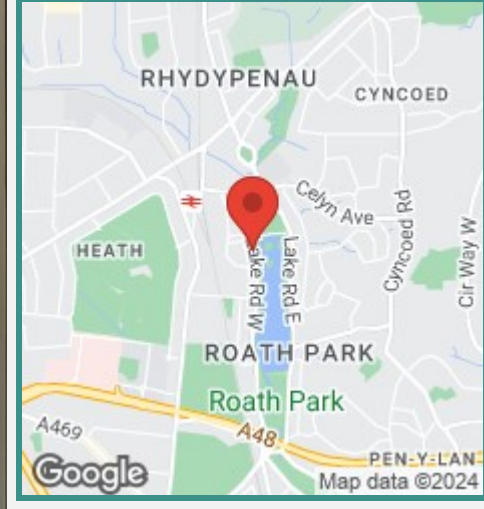
We have been advised by the vendor that the property is Freehold.
EPC - To Follow
Council Tax Band -





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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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