

Woolaston Avenue

Lakeside, Cardiff CF23 6EZ

- Superb location
- Deceptively Spacious
- Excellent School Catchments
- Great local amenities
- Driveway for off road parking
- No chain
- Freehold
- EPC = TBC

Guide price £275,000

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Hern and Crabtree



Hern and Crabtree



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This impressive, bright and well maintained 2 double bedroom, end-of-terrace house is beautifully presented and situated in the highly desirable location of Lakeside. It is within a short walk of Roath Park Lake, the Discovery Pub and Lakeside shopping centre with its weekend outdoor market. The catchment area is the sought after Cardiff High and Lakeside Primary schools. The large lounge diner has a recently installed Clearview wood burning stove. The newly carpeted rooms are generously proportioned but also potential to extend into loft space. It has a sunny, South East facing, secluded woodland garden backing onto the playing fields of Lakeside Primary school and comes with off-street parking with a driveway to fit 2 cars and its own side entrance. Ideal for young professionals, families and first time buyers. NO CHAIN

Accommodation comprises: Entrance porch, hallway, spacious kitchen with room for table, lounge with large windows and door to the garden, family bathroom and two double bedrooms to the first floor. A well maintained rear garden with rear access, the property further benefits from double glazing, a combi boiler and driveway to front for off road parking.

Entrance

Entered via double glazed pvc door to front.

Entrance porch

Tiled flooring. Wood glazed door to entrance hall.

Entrance Hall

Open squared off archway to kitchen. Door through to lounge.

Lounge/diner 14' max x 17'11" max (4.27m max x 5.46m max)

Double glazed pvc window to rear. Double glazed half glazed door to garden. Two radiators. TV point. Clearview cast iron wood burning stove with slate hearth. Stairs rise up to first floor.

Kitchen/breakfast room 10'8" max x 11'3" (3.25m max x 3.43m)

Double glazed pvc window to front. Selection of wall and base units with worktops over. Stainless steel sink and drainer with mixer tap. Integrated Bosch dishwasher. Space for gas cooker. Cooker hood. Space for fridge/freezer. Vinyl floor. Concealed recently installed Worcester combination boiler. Tiled splash backs. Spotlights. Radiator. Room for table.

First Floor

Landing

Stairs rise up from lounge/diner with loft access hatch with pull down ladder, part boarded with power and light. Linen cupboard with shelving storage.

Bedroom One 14' x 11'4" (4.27m x 3.45m)

Double glazed pvc window to front aspect. Radiator.

Bedroom Two 11'2" x 14' max (3.40m x 4.27m max)

Double glazed pvc window to rear. Radiator.

Bathroom 6'4" x 7'9" (1.93m x 2.36m)

Sun tunnel providing natural light into the bathroom. Light. Extractor fan. P shaped bath with central mixer tap. Electric shower over bath with glass splash back screen. Fully tiled walls and floor. Wash hand basin with vanity unit. WC. Mirror vanity unit with light. Heated towel rail.

Outside

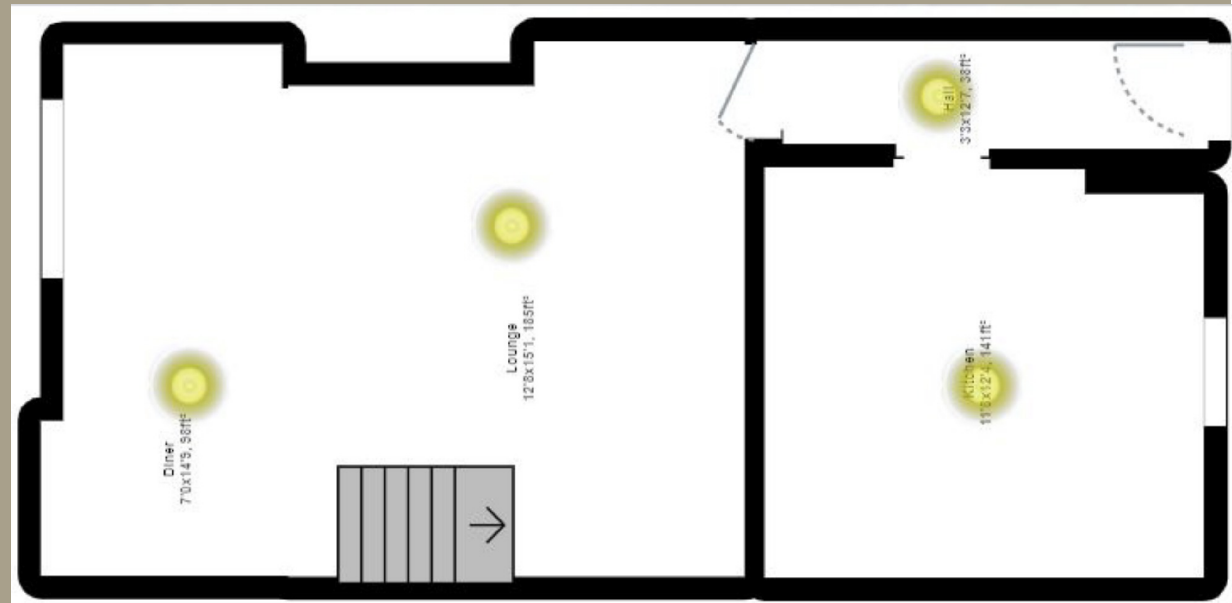
Rear garden



Enclosed rear garden with timber frame fencing. Gate leading to rear access. Paved patio. Slate and stone chippings. Mature borders with flowers and shrubs. Timber framed storage shed. Raised decking. Additional path to side with cold water tap and gate leading out to the front of the property.

Front garden

Off street parking for at least two vehicles. Key blocked driveway.



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